

# \$565,000 - 3310 Roy Brown Way, Edmonton

MLS® #E4449799

**\$565,000**

3 Bedroom, 2.50 Bathroom, 1,648 sqft  
Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Welcome home to the Louvre, a stylish and spacious duplex thoughtfully crafted for modern living. Located exclusively in Village at Griesbach, this model offers the perfect combination of function, comfort, and community charm. With a bright open-concept layout, designer finishes, side entry, and well-planned living spaces, the Louvre is ideal for families, professionals, or anyone looking to settle into one of Edmonton’s most picturesque neighbourhoods. Landscaping, a rear deck, and fencing are all included, making it easy to enjoy your home inside and out from day one.



Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4449799      |
| Price          | \$565,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,648         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |

Style 2 Storey  
Status Active

Community Information

Address 3310 Roy Brown Way  
Area Edmonton  
Subdivision Griesbach  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5E 6Z9

Amenities

Amenities Carbon Monoxide Detector  
Tankless, Smart/Program. Thermostat  
Parking Double Garage Attached

Interior

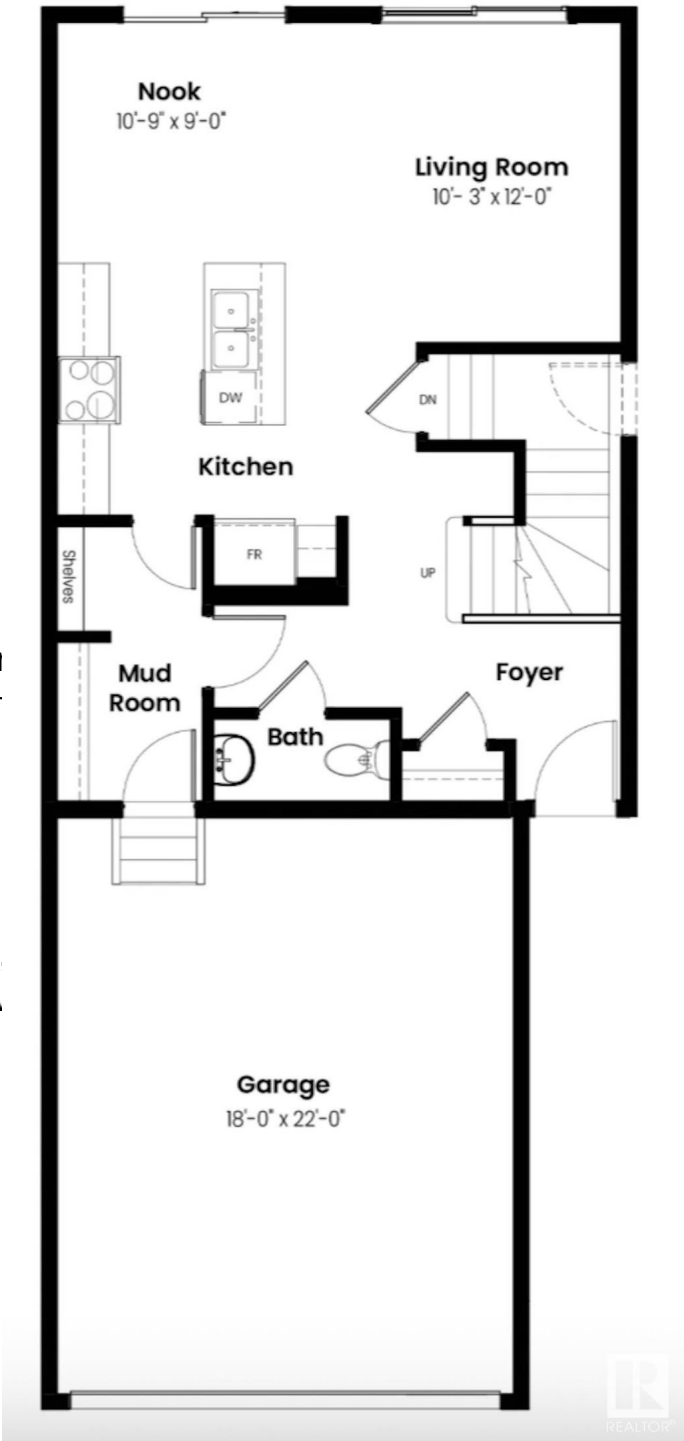
Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, \n  
Heating Forced Air-1, Natural Gas  
Fireplace Yes  
Fireplaces Insert  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

Exterior

Exterior Prefab, Vinyl  
Exterior Features Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Prefab, Vinyl  
Foundation Concrete Perimeter

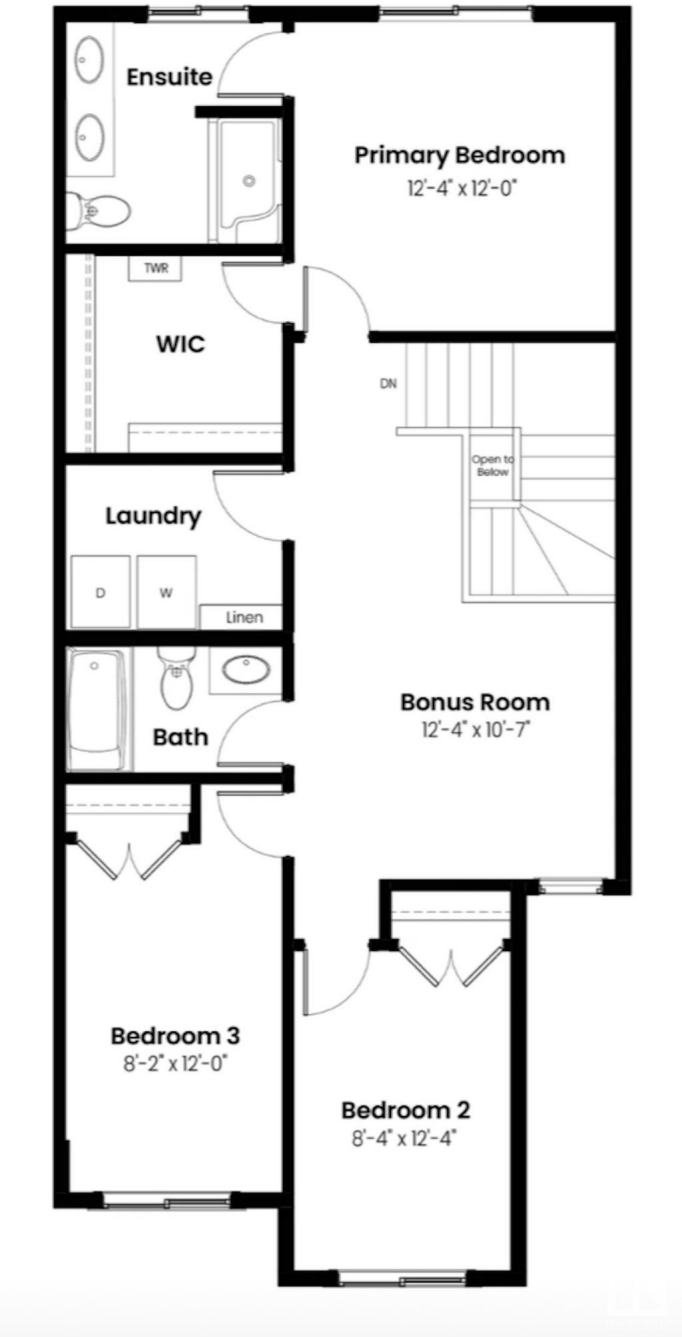
School Information

Elementary MAJOR-GENERAL GRIESBACH  
Middle St. Edmund  
High QUEEN ELIZABETH



Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 34              |
| Zoning         | Zone 27         |



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 25th, 2025 at 11:32pm MDT