

# \$565,000 - 3312 Roy Brown Way, Edmonton

MLS® #E4449770

**\$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, side entry, designer finishes, 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® #         | E4449770      |
| 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 3312 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. Tr  
Parking Double Garage Attached

Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer,  
Refrigerator, Stove-Electric, \\\nHeating 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

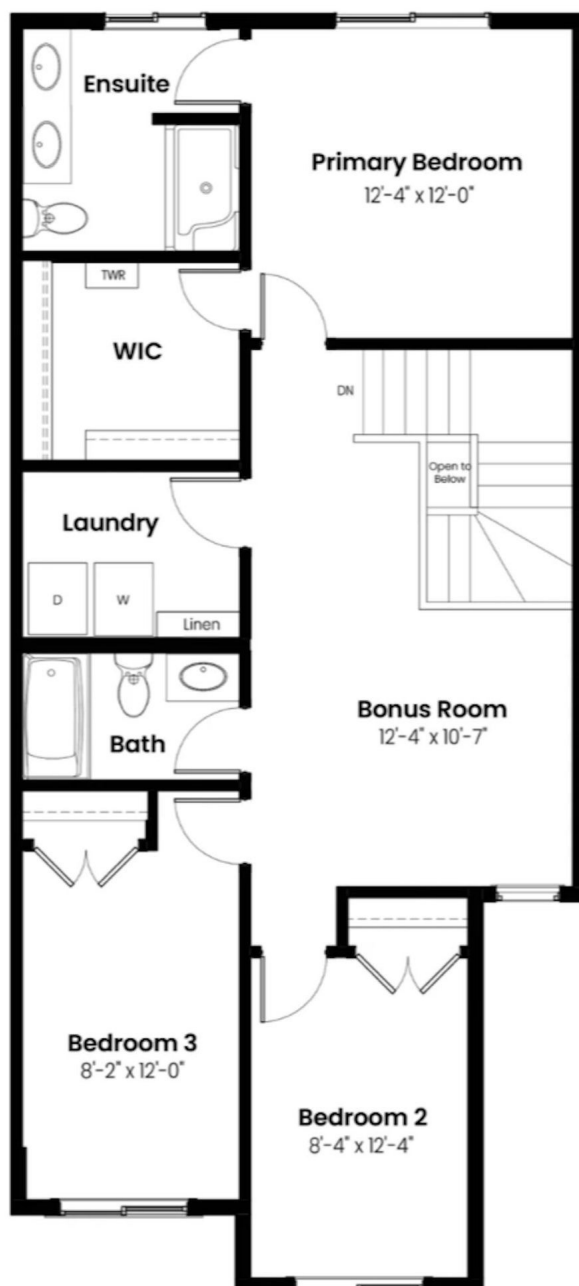
School Information

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



## Additional Information

Date Listed July 23rd, 2025  
Days on Market 13  
Zoning Zone 27



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Listing information last updated on August 5th, 2025 at 7:32am MDT