

# \$719,900 - 3306 Roy Brown Way, Edmonton

MLS® #E4449610

**\$719,900**

4 Bedroom, 3.00 Bathroom, 2,214 sqft  
Single Family on 0.00 Acres

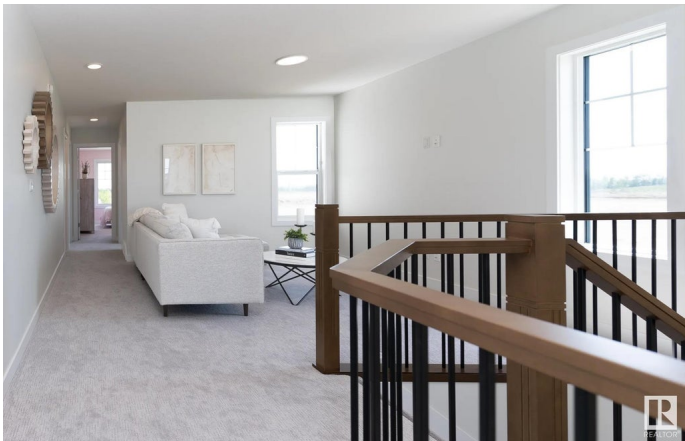
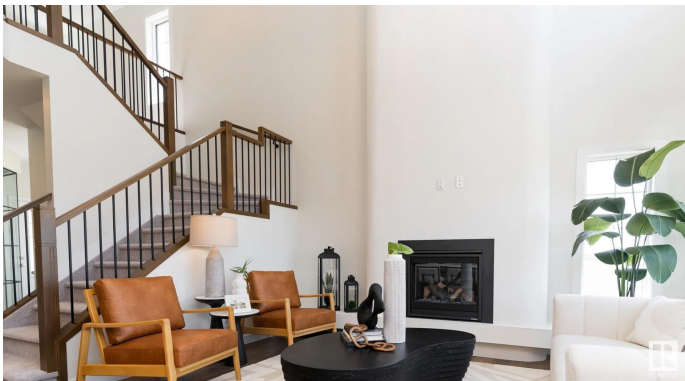
Griesbach, Edmonton, AB

Step into The Eiffel, a stunning 2,076 sq. ft. home designed for modern living. With 4 bedrooms, 3 bathrooms, side entry, and a variety of functional spaces, this home blends style and versatility effortlessly. The main floor features a main floor bedroom room, perfect for a home office, playroom, or additional living space. The open-to-above design in the great room creates a bright, airy atmosphere, enhancing the home’s spacious feel. The kitchen flows seamlessly into the dining and living areas, making it ideal for entertaining. Upstairs, a spacious bonus room offers additional relaxation space, while the primary suite boasts a luxurious ensuite and walk-in closet. Two additional bedrooms and a full bathroom complete the second floor, providing comfort for the whole family. Photos are of a showhome

Built in 2025

## Essential Information

MLS® #	E4449610
Price	\$719,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,214
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3306 Roy Brown Way
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6Z9

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, HRV System
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
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 Catholic
High	QUEEN ELIZABETH

**Additional Information**

Date Listed	July 23rd, 2025
Days on Market	55
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 September 16th, 2025 at 7:32am MDT