

# **\$549,000 - 7403 Colonel Mewburn Road, Edmonton**

MLS® #E4452168

**\$549,000**

3 Bedroom, 3.50 Bathroom, 1,528 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Discover this beautifully maintained 2-storey home located in the highly sought-after community of Griesbach. Offering 3 bedrooms and 3.5 bathrooms, this home features a functional layout with quality finishes throughout. The kitchen is equipped with a gas range, stainless steel appliances, an oversized quartz island, and a convenient coffee bar—perfect for everyday living and entertaining. Upstairs, a spacious family room provides extra space for relaxing or gathering. The primary suite includes a walk-in closet, and a 4-piece ensuite complete with a walk-in shower. The fully finished basement adds even more versatility, ideal for a home office, gym, or guest area. Step outside to enjoy the large yard, complete with a low-maintenance composite deck—ideal for summer evenings—and a matching shed that blends seamlessly with the home's design. A generously sized double detached garage rounds out the property, offering ample space for vehicles and storage. —this home truly has it all.

Built in 2016

## **Essential Information**

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Price \$549,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,528                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 7403 Colonel Mewburn Road |
| Area        | Edmonton                  |
| Subdivision | Griesbach                 |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5E 6V7                   |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | On Street Parking, Deck, No Smoking Home, Parking-Extra |
| Parking   | Double Garage Detached                                  |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Stories           | 3                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                   |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Major General Griesbach Sc |
| Middle     | St. Edmund Catholic School |
| High       | J H Picard School          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 66               |
| Zoning         | Zone 27          |

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Listing information last updated on October 14th, 2025 at 4:02pm MDT