

## \$639,000 - 5616 Juchli Avenue, Edmonton

MLS® #E4429650

**\$639,000**

3 Bedroom, 2.50 Bathroom, 2,056 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Rarely does a home or owner w THIS MUCH CARE hit the marketâ€™especially on one of Griesbachâ€™s best streets. Nestled in a quiet pocket, steps to trails, parks, & shops, this beauty is full of THOUGHTFUL UPGRADES. AC & GARAGE HEATER, HARDWOOD FLOORS, CUSTOM WINDOW COVERINGS, GAS FP, COFFERED CEILING in living room, and a smart flex room FACING kitchen (HELLO PARENTS! Eyes on kids from any room on main flr). CHEFâ€™S DREAM w QUARTZ counters (THROUGHOUT HOUSE TOO), HOOD FAN, UPGRADED and some NEW APPLIANCES inc a gorgeous FRIDGEâ€even a microwave OVEN! Also the LAYOUT. WRAPAROUND ISLAND w tons of eat up & prep space, & DBL DOOR PANTRY! MAIN FLOOR LAUNDRY is MASSIVE w storage! Going up, primary w VAULTED CEILINGS is flooded w natural light throughout, inc in walk-in closet and double vanity ensuite! Bonus room is perfectly sized. Bsmt layout couldn't be more efficient. Backyard has a bit of everything- spacious VINYL deck, a heated garage, additional parking pad, & professionally landscaped front & back.

Built in 2015

### Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | E4429650               |
| Price          | \$639,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,056                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5616 Juchli Avenue |
| Area        | Edmonton           |
| Subdivision | Griesbach          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5E 6T6            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Front Porch, No Smoking Home  |
| Parking   | Double Garage Detached, Heated, Insulated, Parking Pad<br>Cement/Paved, Rear Drive Access, Stall |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Hardie Board Siding   |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Hardie Board Siding   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 24              |
| Zoning         | Zone 27         |

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Listing information last updated on May 2nd, 2025 at 8:02am MDT