

## \$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 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	25
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 May 3rd, 2025 at 8:02pm MDT