

# \$639,900 - 3266 Dallas Schmidt Drive, Edmonton

MLS® #E4449775

**\$639,900**

3 Bedroom, 2.50 Bathroom, 1,840 sqft  
Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to the Canyon – a beautifully designed home in the Village at Griesbach. This home features side entry, 3 spacious bedrooms, 2.5 bathrooms, and the convenience of One & Done Pricing, with landscaping, a detached garage, and fencing included. Inside, you'll find a versatile flex room on the main floor and a modern L-shaped kitchen perfect for entertaining. Upstairs, enjoy the inviting bonus room for relaxation, surrounded by serene bedrooms. The Canyon is a home that adapts to your lifestyle, offering comfort, convenience, and a space where memories are made. Photos are of a showhome

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4449775      |
| Price          | \$639,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,840         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3266 Dallas Schmidt Drive |
| Area        | Edmonton                  |
| Subdivision | Griesbach                 |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5E 6Z8                   |

### Amenities

|           |                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, HRV System |
| Parking   | Double Garage Detached                                                                                      |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Insert                                                                                                 |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Prefab, Vinyl                                                                                                  |
| Exterior Features | Back Lane, 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 40  
Zoning Zone 27

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