

## \$460,000 - 4060 Morrison Wy, Edmonton

MLS® #E4465288

**\$460,000**

3 Bedroom, 3.50 Bathroom, 1,426 sqft

Single Family on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to the community of Griesbah! This well maintained 3-bedroom, 3.1-bath home offering 1,425 sq. ft. of bright and functional living space. Step onto the inviting front porch and into a warm, open-concept main floor featuring spacious living and dining areas filled with natural light . The kitchen offers plenty of cabinetry, ample counter space, and easy access to the backyard, perfect for everyday living or entertaining. A powder room and coat closet complete the main level. The primary suite includes a private full bath, while the additional full bathroom is perfectly situated for family or guests. Located in a friendly, established neighbourhood, youâ€™re minutes away from schools, parks, shopping, and commuter routes. Whether youâ€™re a first-time buyer, growing family, or looking to downsize, this home offers turnkey comfort with room to personalize. Welcome home!

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4465288  |
| Price      | \$460,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,426         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4060 Morrison Wy |
| Area        | Edmonton         |
| Subdivision | Griesbach        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 6S3          |

### Amenities

|           |                                                                                                                   |
|-----------|-------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home, HRV System |
| Parking   | Double Garage Detached                                                                                            |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 3                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                               |
| Exterior Features | Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                        |

### Additional Information

Date Listed November 10th, 2025

Days on Market 6

Zoning Zone 27

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Listing information last updated on November 16th, 2025 at 11:48am MST