




VILLAGE AT GRIESBACH

The Better Infill Option


OTHER
Find a lot/
home that has
development
potential.



GRIESBACH 
70 year old mature
neighbourhood in north
Edmonton.


OTHER
Popular infill communities are
competitive and they can be a
bit of a distance to downtown.



GRIESBACH 
12 minutes from
downtown and the
river valley.


OTHER
Neighbourhood
amenities are
generally limited to
one park and
playground.



GRIESBACH 
Established neighbourhood amenities
include 23-acre park, 4 kms of tree
lined paths, 3 playgrounds, and
community garden.


OTHER
Build time is anywhere
from 12 to 18 months,
including legal suites.



GRIESBACH 
Average build time of 8 to 10
months, for either planned
or custom homes, including
legal suites.

OTHER
Find your home design, pay for
drafting, architectural,
and engineering fees.



GRIESBACH 
6 of Alberta's finest professional
builders, over 70 home designs to
choose from with all fees included.

THE BENEFITS OF BOTH



Numerous nearby stores
and services.



Schools within walking distance.



Close to developed parks,
walking paths, and playgrounds.

AVERAGE PRICES

LOT FEES

GRIESBACH 
\$180's - \$225's

**One & Done Pricing Applies*

OTHER
\$350's - \$400's

(Home Removal & Infrastructure)

SINGLE FAMILY HOMES *Includes Lot Fees*

GRIESBACH 
\$480's*

OTHER
\$700's

DUPLEX HOMES *Includes Lot Fees*

GRIESBACH 
\$340's*

OTHER
\$550's


TOWNHOMES *Includes Lot Fees*

GRIESBACH 
\$290's

OTHER
\$450's


OTHER
Months to navigate city
by-laws, permitting and
approvals process.



GRIESBACH 
All required zoning
and permitting
done for you by the
builder.

OTHER
Damage to the street hardware,
established curbs, roads and
trees are subject to
penalties/fines by the
city and could cost thousands.



GRIESBACH 
No personal liability,
fines or penalties for
damaging
infrastructure or
surrounding property.