# \$365,000 - 1087 Gault Boulevard, Edmonton

MLS® #E4433062

#### \$365,000

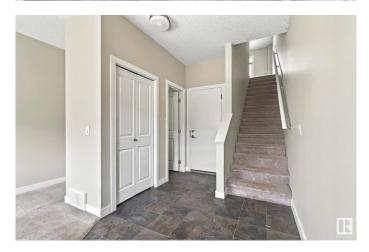
3 Bedroom, 1.50 Bathroom, 1,305 sqft Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Introducing a sleek and contemporary townhouse nestled in the vibrant community of Griesbach. This 3-storey home boasts spacious living across 1,305sqft, featuring 3 bedrooms & room for all. The main floor welcomes you w/ a bright flex room, a half bath & access to your drywalled single attached garage. Heading up the first set of stairs, you'll find an open-concept living space, where the kitchen, dinette and living room flow seamlessly; perfect for entertaining. The primary & 2 additional bedrooms on the upper level offers privacy & tranquility. Features include: upgraded finishing throughout, S/S appliances, Quartz Countertops, Balcony with gas BBQ hook-up & Upstairs Laundry. Ample visitor parking for when you have family & friends over, this place is a entertainers dream! all this and being minutes away from Schools, Griesbach Village, Northgate, Anthony Henday & Yellowhead Trail! Experience urban living at its finest in this stylish modern home you can call your own, a must see today.







Built in 2018

#### **Essential Information**

| MLS® #   | E4433062  |
|----------|-----------|
| Price    | \$365,000 |
| Bedrooms | 3         |

| Bathrooms      | 1.50              |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,305             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Туре           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

## **Community Information**

| 1087 Gault Boulevard |
|----------------------|
| Edmonton             |
| Griesbach            |
| Edmonton             |
| ALBERTA              |
| AB                   |
| T5E 6W3              |
|                      |

## Amenities

| Amenities      | On Street Parking, Deck, Detectors Smoke, Parking-Visitor |
|----------------|---|
| Parking Spaces | 1   |
| Parking        | Single Garage Attached                                    |

## Interior

| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
|--------------|---|
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

| Exterior          | Wood, Vinyl   |
|-------------------|---|
| Exterior Features | Golf Nearby, No Through Road, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

#### **Additional Information**

| Date Listed    | April 26th, 2025 |
|----------------|------------------|
| Days on Market | 6                |
| Zoning         | Zone 27          |
| Condo Fee      | \$225            |

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Listing information last updated on May 1st, 2025 at 10:47pm MDT