

## \$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.

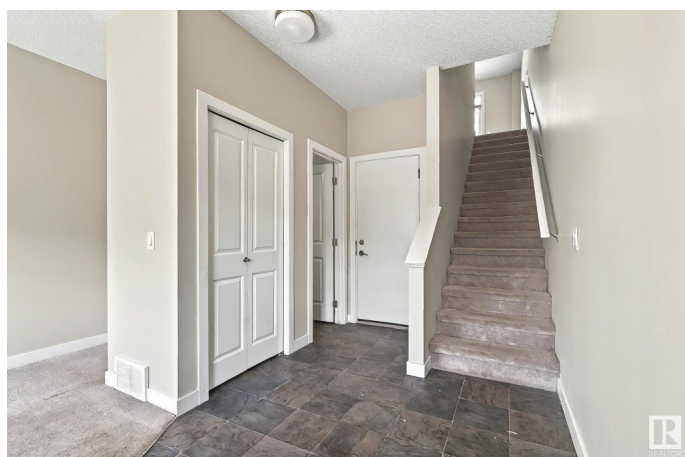
Built in 2018

### 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
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	1087 Gault Boulevard
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 26th, 2025  
Days on Market                5  
Zoning                              Zone 27  
Condo Fee                        \$225

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