# \$350,000 - 1091 Gault Boulevard, Edmonton

MLS® #E4456702

## \$350,000

3 Bedroom, 1.50 Bathroom, 1,306 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.



#### **Essential Information**

MLS® # E4456702 Price \$350,000

Bedrooms 3







Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,306

Acres 0.00

Year Built 2018

Type Condo / Townhouse

Sub-Type Townhouse

Style 3 Storey

Status Active

# **Community Information**

Address 1091 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, Microwave Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed September 8th, 2025

Days on Market 51

Zoning Zone 27

Condo Fee \$225

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