# \$437,500 - 1064 Gault Boulevard, Edmonton

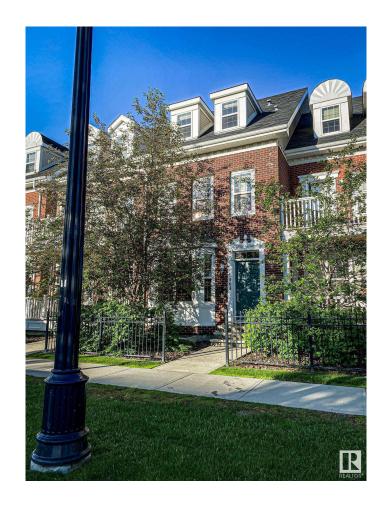
MLS® #E4435904

## \$437,500

3 Bedroom, 3.50 Bathroom, 1,814 sqft Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to this Georgian-inspired townhouse in the coveted Griesbach Woods! The main floor includes a foyer, parlour/living room, kitchen w/ stainless steel appliances and granite counters, dining room w/ fireplace, half bath, wainscot trim, chalk wall, and hardwood floors. Large bay windows capture sunrise in front, sunset in back. Upstairs features two spacious bedrooms with walk-in closets and built-ins, full bath with separate tub / shower, and laundry. The third floor is a vaulted primary retreat with 20-ft ceilings, Juliet balcony, jetted tub, double sinks, and den-sized closet. With more than enough room for a king bed, side tables, desk, reading nook, voga space, and more, this secluded area of the home is a total oasis! The finished basement offers a full bath, storage, and flex space for theatre, gym, or guests. The home features a double garage, street parking, and year-round comfort. Located in Village at Griesbach featuring green spaces, parks, rinks, shops, and just 15 minutes to downtown!



Built in 2009

### **Essential Information**

MLS® # E4435904 Price \$437,500

Bedrooms 3

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,814

Acres 0.00

Year Built 2009

Type Condo / Townhouse

Sub-Type Townhouse

Style 3 Storey

Status Active

# **Community Information**

Address 1064 Gault Boulevard

Area Edmonton
Subdivision Griesbach
City Edmonton
County ALBERTA

Province AB

Postal Code T5E 6N7

## **Amenities**

Amenities Closet Organizers, No Smoki

Parking Double Garage Detached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dry

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 4

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Brick

Exterior Features Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby,

Ski Hill Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Brick





Foundation Concrete Perimeter

# **Additional Information**

Date Listed May 12th, 2025

Days on Market

Zoning Zone 27

Condo Fee \$360

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 13th, 2025 at 12:47pm MDT