

\$425,000 - 1049 Gault Boulevard, Edmonton

MLS® #E4431799

\$425,000

2 Bedroom, 2.50 Bathroom, 1,906 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Beautiful 1809 sq ft 2 bedroom townhome located across from Patricia Park in the heart of Griesbach. This home features an open main floor concept with dining room, kitchen (with island & granite counter tops), 2 pc bath and living room area with cozy gas fireplace. One large bedroom on the 2nd floor with walk in closet, a full 4 pc ensuite bath with separate tub and shower, convenient laundry and large open plan bonus room. The third floor is an amazing primary bedroom suite with its own 5 pc bath, walk in closet and vaulted ceilings. Basement has been left unfinished with a roughed in bathroom ready for your personal touch! Private back yard & patio with double detached garage and air conditioning. Low condo fees and a new beginning await!

Built in 2008

Essential Information

MLS® #	E4431799
Price	\$425,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,906
Acres	0.00



Year Built	2008
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	1049 Gault Boulevard
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6N5

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Smoking Home
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Composition
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Composition
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 18th, 2025
Days on Market	13
Zoning	Zone 27
Condo Fee	\$356

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