

## \$345,000 - 69 7503 Getty Gate, Edmonton

MLS® #E4457142

**\$345,000**

3 Bedroom, 2.50 Bathroom, 1,144 sqft  
Condo / Townhouse on 0.00 Acres

Granville (Edmonton), Edmonton, AB

Welcome home to this beautiful former show home, 2 story townhouse in the wonderful community of Granville. From the back, enter your spacious double garage and then step into the utility/laundry and storage room. Now head up the stairs to your open concept kitchen, dining and living space. This end unit has additional windows to allow the sun to shine in plus beautiful hardwood & tile floors. The kitchen has plenty of cabinets with Granite countertops and fitted with Stainless Steel appliances. Large eating bar next to a spacious dining room that flows into the living room. A 2 piece bath and understairs play area complete this level. The top floor has a spacious primary bedroom with Walk-In closet and 3 piece bath. 2 additional bedrooms and a full bath complete this level. This great home also comes with Central AC. The community has all amenities plus schools, parks and plenty of walking paths with water features. Close proximity to River Cree and Easy commuting with the Anthony Henday near by.

Built in 2014

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4457142  |
| Price    | \$345,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,144             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 69 7503 Getty Gate   |
| Area        | Edmonton             |
| Subdivision | Granville (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4S8              |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Visitor, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                               |
| Parking        | Double Garage Attached                                                                          |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                            |
| Stories           | 2                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | See Remarks, Partially Finished                                                                                                                                      |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board Siding                                  |
| Exterior Features | Low Maintenance Landscape, Park/Reserve, Schools, Shopping Nearby |

|              |                             |
|--------------|-----------------------------|
| Roof         | Asphalt Shingles            |
| Construction | Wood, Vinyl, Hardie Board S |
| Foundation   | Concrete Perimeter          |



**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 9                   |
| Zoning         | Zone 58             |
| Condo Fee      | \$237               |

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Listing information last updated on September 18th, 2025 at 6:02am MDT