

## \$375,000 - 1077 Gault Boulevard, Edmonton

MLS® #E4462638

**\$375,000**

2 Bedroom, 2.50 Bathroom, 1,569 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to this beautifully maintained 2-storey townhome with YARD in the sought-after community of Griesbach! Step into the spacious foyer and enjoy the open main floor with 9'™ ceilings, luxury vinyl plank flooring, and a bright west-facing living room that floods the space with natural light. The chef's™ kitchen features sleek cabinetry, quartz countertops, stainless steel appliances, a large island, and a convenient pantry. The dining area flows perfectly between kitchen and living spaces for easy entertaining. Upstairs offers a versatile loft/office area, laundry, and two large primary suites—each with a walk-in closet and 4-piece ensuite. The main suite boasts double sinks and a glass-enclosed tiled shower. The full open basement is ready for your personal touch—rare for this complex! Includes a single detached garage. Ideally located near schools, walking trails, ponds, transit, shops, easy access to 97 Street and Anthony Henday. A must-see to truly be appreciated in Griesbach!

Built in 2017

### Essential Information

MLS® # E4462638

Price \$375,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,569             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1077 Gault Boulevard |
| Area        | Edmonton             |
| Subdivision | Griesbach            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5E 6W3              |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 1                                                                                    |
| Parking        | Single Garage Detached                                                               |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Stories           | 2                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                      |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low |

Maintenance Landscape, Paved Lane, 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    | October 17th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 27            |
| Condo Fee      | \$275              |

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Listing information last updated on October 26th, 2025 at 2:17pm MDT