

\$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.

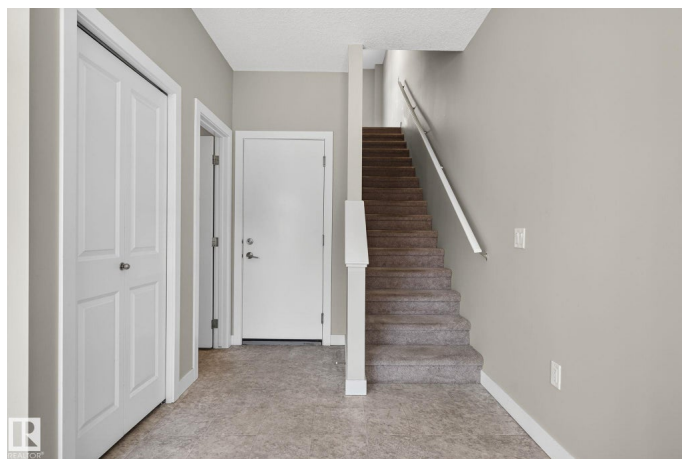
Built in 2018

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 39
Zoning Zone 27
Condo Fee \$225

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