

\$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 |

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 1st, 2025 at 12:47am MDT