

## \$425,000 - 1049 Gault Boulevard, Edmonton

MLS® #E4431799

**\$425,000**

2 Bedroom, 2.50 Bathroom, 1,809 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 | 1,809     |
| 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 | 1                |
| Zoning         | Zone 27          |
| Condo Fee      | \$356            |

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Listing information last updated on April 19th, 2025 at 6:47pm MDT