

## \$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	12
Zoning	Zone 27
Condo Fee	\$356

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