

## \$409,900 - 1079 Gault Boulevard, Edmonton

MLS® #E4427979

**\$409,900**

2 Bedroom, 2.50 Bathroom, 1,564 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to this well-maintained 2 story townhome located in highly desirable Griesbach. As you enter, you are welcomed by a spacious foyer. Main floor features a 9' ceiling, living room w/ oversized large south facing windows & tons of natural light; Vinyl plank flooring throughout. Chef's kitchen boasts modern & sleek cabinetry, large island with quartz countertops throughout, stainless steel appliances and closet pantry. Dining connects the kitchen & living room with great convenience. Upstairs, you'll find a loft area - perfect as an office area and two large master bedrooms & both with walk-in closets and 4pc ensuite. Primary bedroom comes with double sinks & a gorgeous glass shower w/ tile surrounds. Second floor laundry. Full & open basement is waiting for your personal touches - rare in the complex with the basement! single detached garage. Close to walking trails, ponds, transit center, T&T supermarket. Easy access to 97 Street and Anthony Henday.

Built in 2019

### Essential Information

MLS® #	E4427979
Price	\$409,900
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,564
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1079 Gault Boulevard
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6W3

### **Amenities**

Amenities	Ceiling 9 ft., Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows
Parking	Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, 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, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Slab

**Additional Information**

Date Listed                      March 28th, 2025  
Days on Market                21  
Zoning                              Zone 27  
Condo Fee                        \$271

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