

Courtesy Of Selena Atkinson Of Exp Realty

## \$425,000 - 1060 Gault Boulevard, Edmonton

MLS® #E4443948

**\$425,000**

3 Bedroom, 2.50 Bathroom, 2,006 sqft  
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to this stylish 3-storey townhome in the charming and convenient community of Griesbach! The open-concept main floor offers flexible living and dining spaces, with a central kitchen featuring ceiling-height cabinetry, granite counter tops with a large island, newer appliances, fresh paint, no carpet and chevron style floors in the primary suite. The second floor offers two spacious bedrooms with large closets, a 4-piece bath complete with soaker tub and separate shower, plus convenient upstairs laundry. The top floor is your private primary retreat, featuring vaulted ceilings, a charming Juliet balcony, and a spa-like 5-piece ensuite with dual vanities, a soaker tub, separate shower, and a massive walk-in closet youâ€™ll love. To round it off, enjoy a landscaped yard, central AC and detached garage. Located just steps from walking trails, lakes, shops, and more â€“ this is Griesbach living at its finest!

Built in 2009

### Essential Information

MLS® #	E4443948
Price	\$425,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,006
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	1060 Gault Boulevard
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6N7

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Fenced, Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 22nd, 2025
Days on Market	16
Zoning	Zone 27
Condo Fee	\$312

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