# \$335,777 - 1085 Gault Boulevard, Edmonton

MLS® #E4444288

### \$335,777

2 Bedroom, 1.50 Bathroom, 1,299 sqft Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to this beautiful townhouse located in the desirable community of Griesbach! This stylish home offers an open-concept main floor with modern vinyl plank flooring throughout. The bright white kitchen features ample cabinetry, a central island, stainless steel appliances, and access to a private deck â€" perfect for morning coffee or evening BBQs. The dining area is highlighted by a stunning accent wall, and the spacious living room is filled with natural light from a large front window. Upstairs, you'II find a generous primary suite complete with double closets. Another great sized bedroom and a full 4-piece bathroom complete the upper level. The lower level offers a versatile flex room â€" ideal for an office, gym, or guest space and 2pc bathroom â€" and direct access to the oversized attached garage. This home is conveniently located near green spaces, parks, walking trails, and shopping, making it perfect for families or professionals alike.

Built in 2018

#### **Essential Information**

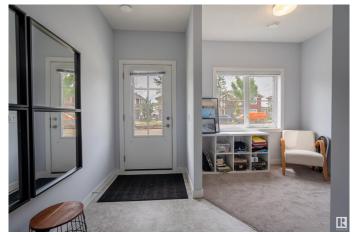
MLS® # E4444288

Price \$335,777

Bedrooms 2

Bathrooms 1.50







Full Baths 1
Half Baths 1

Square Footage 1,299
Acres 0.00
Year Built 2018

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 1085 Gault Boulevard

Area Edmonton
Subdivision Griesbach
City Edmonton
County ALBERTA

Province AB

Postal Code T5E 6W3

#### **Amenities**

Amenities Off Street Parking, Air Conditioner, Deck, Parking-Extra, Parking-Visitor,

Secured Parking, See Remarks

Parking Over Sized, Single Garage Attached

Interior

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Flat Site, Low Maintenance Landscape, Park/Reserve, Picnic Area,

Playground Nearby, Public Transportation, Shopping Nearby, See

Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary Major-General Griesbach Middle Major-General Griesbach

High Queen Elizabeth

#### **Additional Information**

Date Listed June 25th, 2025

Days on Market 21

Zoning Zone 27 Condo Fee \$208

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 July 16th, 2025 at 12:47pm MDT