

\$425,000 - 7 1015 Gault Boulevard, Edmonton

MLS® #E4425683

\$425,000

3 Bedroom, 2.50 Bathroom, 1,957 sqft
Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Beautiful 1956 sq ft 2 + 1 bedroom townhome looks on to Patricia Park with unspoiled lake views in the heart of Griesbach. This former Homes by AVI 2007 built show 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 principal bedroom suite with its own 5 pc bath, walk in closet and vaulted ceilings. Basement is partially finished with a large bedroom, roughed in bathroom, mechanical room and space for a future rec room. Private back yard & deck with natural gas line leads to the heated and insulated single garage. The home is air conditioned, has an irrigation system in the front fenced yard and is wired for sound with a ceiling speaker system installed. Low condo fees and a wonderful life style await!

Built in 2007

Essential Information

MLS® #	E4425683
Price	\$425,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,957
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	7 1015 Gault Boulevard
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5B6

Amenities

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes

Basement Full, Partially Finished

Exterior

Exterior Wood, Brick, Vinyl

Exterior Features Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Griesbach

Middle Griesbach

High Queen Elizabeth

Additional Information

Date Listed March 14th, 2025

Zoning Zone 27

Condo Fee \$256

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 March 14th, 2025 at 8:17pm MDT