

## \$437,500 - 1064 Gault Boulevard, Edmonton

MLS® #E4435904

**\$437,500**

3 Bedroom, 3.50 Bathroom, 1,814 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to this Georgian-inspired townhouse in the coveted Griesbach Woods! The main floor includes a foyer, parlour/living room, kitchen w/ stainless steel appliances and granite counters, dining room w/ fireplace, half bath, wainscot trim, chalk wall, and hardwood floors. Large bay windows capture sunrise in front, sunset in back. Upstairs features two spacious bedrooms with walk-in closets and built-ins, full bath with separate tub / shower, and laundry. The third floor is a vaulted primary retreat with 20-ft ceilings, Juliet balcony, jetted tub, double sinks, and den-sized closet. With more than enough room for a king bed, side tables, desk, reading nook, yoga space, and more, this secluded area of the home is a total oasis! The finished basement offers a full bath, storage, and flex space for theatre, gym, or guests. The home features a double garage, street parking, and year-round comfort. Located in Village at Griesbach featuring green spaces, parks, rinks, shops, and just 15 minutes to downtown!

Built in 2009

### Essential Information

MLS® # E4435904

Price \$437,500

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,814
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	1064 Gault Boulevard
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 6N7

### Amenities

Amenities	Closet Organizers, No Smoking
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick



Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 12th, 2025  
Days on Market                5  
Zoning                              Zone 27  
Condo Fee                        \$360

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