

## \$326,000 - 1085 Gault Boulevard, Edmonton

MLS® #E4444288

**\$326,000**

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 – 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’ll 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 – ideal for an office, gym, or guest space and 2pc bathroom – 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	\$326,000
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                48  
Zoning                              Zone 27  
Condo Fee                        \$208

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