

Courtesy Of Selena Atkinson Of Exp Realty

## \$400,000 - 1060 Gault Boulevard, Edmonton

MLS® #E4443948

**\$400,000**

3 Bedroom, 2.50 Bathroom, 2,006 sqft

Condo / Townhouse on 0.00 Acres

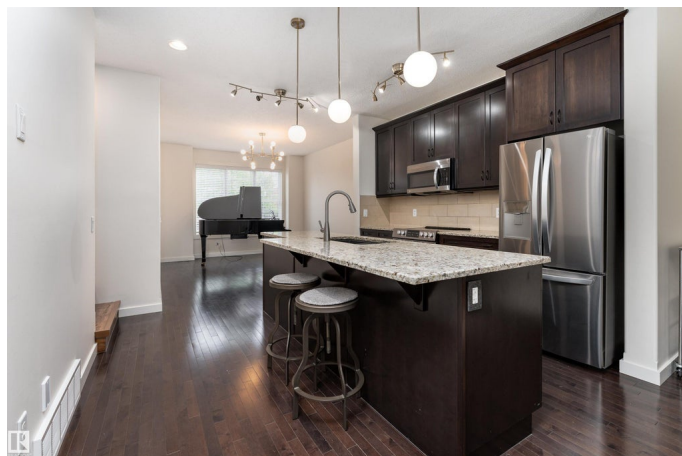
Griesbach, Edmonton, AB

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      | \$400,000 |
| 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 | 109             |
| Zoning         | Zone 27         |
| Condo Fee      | \$312           |

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Listing information last updated on October 9th, 2025 at 3:32am MDT