

## \$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                51  
Zoning                              Zone 27  
Condo Fee                        \$208

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Listing information last updated on August 15th, 2025 at 2:03pm MDT