

## \$359,000 - 106 7503 Getty Gate, Edmonton

MLS® #E4431121

**\$359,000**

3 Bedroom, 2.50 Bathroom, 1,220 sqft

Condo / Townhouse on 0.00 Acres

Granville (Edmonton), Edmonton, AB

Welcome to Novus in Granville, where comfort meets convenience! This beautiful 3-bedroom, 2.5-bathroom townhome offers stylish, low-maintenance living in one of West Edmonton's most desirable neighborhoods. The bright and open layout features a spacious living area, modern kitchen, and a private primary suite with ensuite bath. Enjoy the added value of a fully finished basement with laundry and direct access to your double attached garage (19.2"x17.3") – perfect for keeping your vehicles warm in the winter. The fenced front yard faces a peaceful green space, ideal for morning coffee or outdoor relaxation. With condo fees of just \$229.55/month, you get incredible value and peace of mind. Located close to schools, shopping, parks, and major roadways, this home is perfect for families, professionals, or investors.

Built in 2014

### Essential Information

MLS® #	E4431121
Price	\$359,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,220
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	106 7503 Getty Gate
Area	Edmonton
Subdivision	Granville (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4S8

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Detectors Smoke, Front Porch, Hot Water Natural Gas, Parking-Visitor, Patio, Television Connection
Parking Spaces	2
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 16th, 2025
Days on Market	14
Zoning	Zone 58
Condo Fee	\$230

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