

## \$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 | 17               |
| Zoning         | Zone 58          |
| Condo Fee      | \$230            |

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Listing information last updated on May 3rd, 2025 at 9:02pm MDT