

## \$299,900 - 308 1003 Gault Boulevard, Edmonton

MLS® #E4433465

**\$299,900**

2 Bedroom, 2.00 Bathroom, 910 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

Welcome to Victory Point in Griesbach, one of Edmonton's most prestigious communities. This 2-bedroom, 2-bathroom condo offers over 900 sq ft of open living in a quiet, well-maintained building. The bright living room features large windows, while the kitchen is equipped with stainless steel appliances, granite countertops, and plenty of workspace. Enjoy fresh air or entertain on the spacious balcony. Bedrooms are located on opposite sides for added privacy, with a walk-through closet and private ensuite in the primary. In-suite laundry provides extra storage, and one of the two underground parking stalls includes a private, locked storage unit. With low condo fees that include heat and water, plus access to a fitness and social room, this unit offers comfort, convenience and just steps from lakes, trails, and shopping.

Built in 2007

### Essential Information

MLS® #	E4433465
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	910
Acres	0.00



Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	308 1003 Gault Boulevard
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4E5

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Exercise Room, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Party Room, Patio, Social Rooms, Storage Cage
Parking Spaces	2
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 30th, 2025  
Days on Market                3  
Zoning                              Zone 27  
Condo Fee                        \$550

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