

\$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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Listing information last updated on April 30th, 2025 at 4:02pm MDT