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

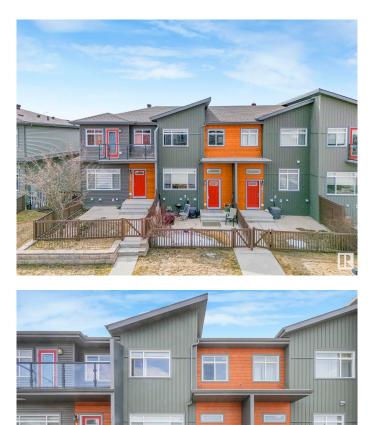
MLS® #E4431121

## \$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
Туре	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
Dorking	
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 10:32am MDT