

\$355,000 - 314 1003 Gault Boulevard, Edmonton

MLS® #E4439784

\$355,000

2 Bedroom, 2.00 Bathroom, 1,011 sqft

Condo / Townhouse on 0.00 Acres

Griesbach, Edmonton, AB

This stunning apartment in Victory Point is a must-see. Located on the third floor of a beautiful concrete and steel-framed building, it features a west-facing balcony that offers a fantastic view of Patricia Lake. The apartment includes two parking spaces—one underground and one outside. With an open-concept floor plan, the layout includes two bedrooms positioned on opposite sides, two bathrooms, and an in-suite laundry area with ample storage space. The large private balcony provides the perfect spot to enjoy the scenic views of the lake. Recent upgrades include all-new appliances, modern light fixtures, a stylish feature wall in the living room, & fresh paint. A Murphy bed with built-in shelves is included in the sale. The amenities at Victory Point include wide hallways with windows, a rooftop area, a games room, an exercise room, a heated driveway to the garage, and a gazebo with a barbecue area. The location is in a vibrant community, within walking distance of shopping, public transportation.

Built in 2007

Essential Information

MLS® # E4439784

Price \$355,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,011
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	314 1003 Gault Boulevard
Area	Edmonton
Subdivision	Griesbach
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 4H5

Amenities

Amenities	Air Conditioner, Detectors Smoke, Exercise Room, Gazebo, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Vinyl Windows, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, See Remarks

Exterior

Exterior	Steel, Brick, Stone, Stucco
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Exterior Features	Public Transportation, Shopping Nearby, View City, View Lake
Roof	Asphalt Shingles
Construction	Steel, Brick, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 30th, 2025
Days on Market	12
Zoning	Zone 27
Condo Fee	\$587

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