

\$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	8
Zoning	Zone 58
Condo Fee	\$230

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 24th, 2025 at 12:47am MDT