

## \$355,000 - 7503 Getty Gate Gate, Edmonton

MLS® #E4437334

**\$355,000**

3 Bedroom, 2.50 Bathroom, 1,217 sqft

Condo / Townhouse on 0.00 Acres

Granville (Edmonton), Edmonton, AB

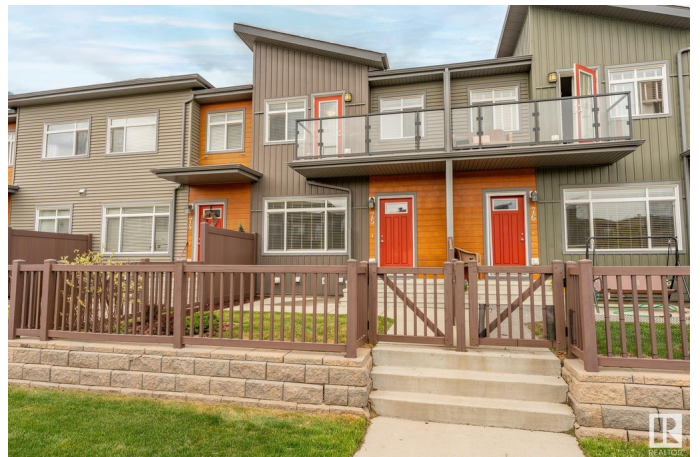
Discover life at Novus Townhomes, nestled in the sought-after community of Granville. This beautifully kept home features a fenced front yard that opens onto a spacious greenbelt—ideal for morning walks and perfect for pets. Step inside to a bright and welcoming foyer that flows into a comfortable living area and a thoughtfully designed kitchen, complete with quartz countertops. A convenient powder room rounds out the main level. Upstairs, you'll find three generously sized bedrooms, including a primary suite that offers direct access to a private balcony overlooking the lush communal green space. Additional highlights include a double attached garage with extra storage space, a built-in water softener, and a layout designed for modern living. With schools, shopping, and major roadways like the Henday and Whitemud just minutes away, this home combines comfort, style, and unbeatable convenience in Edmonton's vibrant West End. Don't miss your chance to own in this popular location!

Built in 2015

### Essential Information

MLS® # E4437334

Price \$355,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,217             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7503 Getty Gate Gate |
| Area        | Edmonton             |
| Subdivision | Granville (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4S8              |

### Amenities

|           |                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Detectors Smoke, Front Porch, Hot Water Electric, Parking-Visitor, Patio, See Remarks |
| Parking   | Double Garage Attached                                                                                   |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings, See Remarks, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                     |
| Stories           | 2                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                                              |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Low Maintenance Landscape, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 19th, 2025 |
| Days on Market | 28             |
| Zoning         | Zone 58        |
| Condo Fee      | \$227          |

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Listing information last updated on June 16th, 2025 at 1:02am MDT