

Courtesy Of Richard B Wallman Of RE/MAX Real Estate

## **\$345,000 - 69 7503 Getty Gate, Edmonton**

MLS® #E4457142

**\$345,000**

3 Bedroom, 2.50 Bathroom, 1,144 sqft  
Condo / Townhouse on 0.00 Acres

Granville (Edmonton), Edmonton, AB

Welcome home to this beautiful former show home, 2 story townhouse in the wonderful community of Granville. From the back, enter your spacious double garage and then step into the utility/laundry and storage room. Now head up the stairs to your open concept kitchen, dining and living space. This end unit has additional windows to allow the sun to shine in plus beautiful hardwood & tile floors. The kitchen has plenty of cabinets with Granite countertops and fitted with Stainless Steel appliances. Large eating bar next to a spacious dining room that flows into the living room. A 2 piece bath and understairs play area complete this level. The top floor has a spacious primary bedroom with Walk-In closet and 3 piece bath. 2 additional bedrooms and a full bath complete this level. This great home also comes with Central AC. The community has all amenities plus schools, parks and plenty of walking paths with water features. Close proximity to River Cree and Easy commuting with the Anthony Henday near by.

Built in 2014

### **Essential Information**

MLS® #	E4457142
Price	\$345,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,144
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	69 7503 Getty Gate
Area	Edmonton
Subdivision	Granville (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4S8

### **Amenities**

Amenities	Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Visitor, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	See Remarks, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Low Maintenance Landscape, Park/Reserve, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl, Hardie Board S  
Foundation Concrete Perimeter

**Additional Information**

Date Listed September 9th, 2025  
Days on Market 8  
Zoning Zone 58  
Condo Fee \$237



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