

## \$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	9
Zoning	Zone 27
Condo Fee	\$587

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Listing information last updated on June 8th, 2025 at 1:02am MDT