

## \$355,000 - 75 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	75 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	30
Zoning	Zone 58
Condo Fee	\$227

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