

## \$250,000 - 311 7508 Getty Green Gate Gate, Edmonton

MLS® #E4453174

**\$250,000**

1 Bedroom, 1.00 Bathroom, 612 sqft

Condo / Townhouse on 0.00 Acres

Granville (Edmonton), Edmonton, AB

RARE Find in a Steel & Concrete Building!  
This 3rd-floor, 1-bedroom, 1-bath beauty blends quality construction with modern styleâ€”perfect for downsizers or first-time buyers. Soak up all-day sunshine with south exposure and airy 9â€™™ ceilings, or unwind on your PRIVATE balcony (yes, it has a gas line!). The stylish kitchen features quartz counters, upgraded cabinetry, and sleek finishes, while the bright living area boasts large windows and durable laminate flooring. Enjoy year-round comfort with heat pump heating and cooling. Your spacious bedroom includes a walk-through closet to the full bath for smart, easy living. Secure underground parking adds peace of mind. Don't forget about the TITLED STORAGE LOCKER that can keep all your larger items safe and secure. All this in an unbeatable locationâ€”steps to West Edmonton Mall, Costco, cafes, groceries, Whitemud, Henday, and more. Move-in ready and waiting for you! Exceptional value being offered, do not wait!

Built in 2016

### Essential Information

MLS® # E4453174

Price \$250,000

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 612                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 311 7508 Getty Green Gate Gate |
| Area        | Edmonton                       |
| Subdivision | Granville (Edmonton)           |
| City        | Edmonton                       |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T5T 7E6                        |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Heated, Underground                                                              |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Heat Pump, Natural Gas                                                                                 |
| # of Stories | 4                                                                                                      |
| Stories      | 1                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stone, Hardie Board Siding                                                                           |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                                                                                                  |
| Construction      | Concrete, Stone, Hardie Board Siding                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 15th, 2025  
Days on Market                66  
Zoning                              Zone 58  
Condo Fee                        \$351

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Listing information last updated on October 20th, 2025 at 2:17pm MDT