

## **\$674,000 - 3619 Goodridge Crescent, Edmonton**

MLS® #E4450916

**\$674,000**

3 Bedroom, 2.50 Bathroom, 2,311 sqft

Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

Welcome to this beautiful 3 Bedroom / central air-conditioned 2-storey family home in the desirable Granville community! Offering 2311 sq ft of well-designed living space, this home features a main floor den, a spacious kitchen with an island featuring granite countertops, ample cupboard space with walk-through pantry, and an open-concept living and dining area for family get togethers or entertaining guests that flows to a backyard oasis with a gazebo (included). (Custom metal deck railing) and a yard filled with fruit trees including cherry and apple. Upstairs, you'll find brand new 60 oz carpet, a large bonus/family room, a small office nook, and 3 generously sized bedrooms. The primary suite is a true retreat with plenty of space and comfort 5 piece ensuite. This home is perfect for families looking for space, style, and a great location close to schools, parks, and amenities! Basement is open for development with 4 large windows. Gazebo & patio table & chairs included.

Built in 2011

### **Essential Information**

MLS® # E4450916

Price \$674,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,311                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3619 Goodridge Crescent |
| Area        | Edmonton                |
| Subdivision | Granville (Edmonton)    |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5T 6L3                 |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Air Conditioner, Barbecue-Built-In, Ceiling 9 ft., Fire Pit, Gazebo |
| Parking   | Double Garage Attached, Front Drive Access                          |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                       |
| Fireplaces        | Insert                                                                                                                                                    |
| Stories           | 2                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                          |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior          | Wood, Vinyl                                      |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Schools |

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

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Kim Hung               |
| Middle     | Sister Annata Brockman |
| High       | St. Oscar Romero       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 89               |
| Zoning         | Zone 58          |
| HOA Fees       | 420              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on October 29th, 2025 at 12:47pm MDT