

## **\$595,000 - 5318 Godson Point(e), Edmonton**

MLS® #E4435065

**\$595,000**

4 Bedroom, 3.50 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

Welcome to this beautiful 2022 built house with Legal Basement Suite & Separate Entrance. A total of 2200 SF of fully finished space including basement suite is a great mortgage helper and will cut your mortgage in HALF. The house comes with 4 Bedrooms 3.5 washrooms and 2 kitchen with all stainless steel appliances. It has beautiful curb appeal & modern exterior, fully landscaped with east facing backyard and double detached garage with extra parking for your toys. This house has open floor plan and entertains you with a large and bright living room, electric fireplace and dining area. Kitchen has ceiling high cabinets with nice backsplash, huge island finished with quartz countertops. Upstairs is the MB with 4pcs en suite, large walk-in closet and 2 more bedrooms with 4 pcs common washroom. Basement has one bedroom, full kitchen with all stainless steel appliances, 4 pcs washroom and its own laundry. Close to shopping centre, Lewis Estate Golf, Easy Access to Anthony H., Whitemud drives, Costco & Future LRT

Built in 2022

### **Essential Information**

MLS® # E4435065

Price \$595,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,550                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5318 Godson Point(e) |
| Area        | Edmonton             |
| Subdivision | Granville (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 6M9              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Hot Water Insta<br>HRV System |
| Parking   | Double Garage Detached                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                                     |
| Appliances        | Garage Control, Garage<br>Stoves-Two, Washers-Two, D |
| Heating           | Forced Air-2, Natural Gas                            |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door   |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished                                       |

### Exterior



|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Sister Annata Brockman Sch |
|------------|----------------------------|

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 10            |
| Zoning         | Zone 58       |

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Listing information last updated on May 18th, 2025 at 2:17am MDT