

## **\$575,000 - 5316 Godson Point(e), Edmonton**

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MLS® #E4462718

**\$575,000**

1 Bedroom, 3.50 Bathroom, 1,465 sqft

Single Family on 0.00 Acres

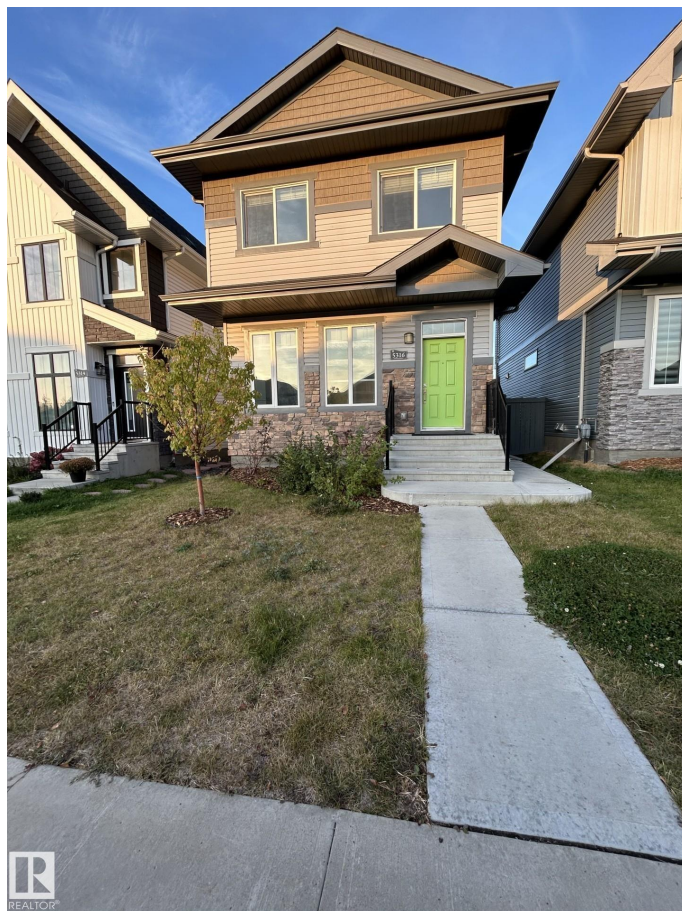
Granville (Edmonton), Edmonton, AB

Welcome to Granville! This well-kept single-family home offers versatility with a full 1-bedroom legal basement suite with separate entrance, perfect for extended family or rental income. The main floor features an open-concept design with a bright living room, dining area, and kitchen with ample cabinetry and counter space. Upstairs includes a spacious primary suite with walk-in closet and ensuite, plus additional bedrooms and a full bathroom. The legal suite is fully self-contained with its own kitchen, living room, bedroom, bathroom, and laundry. Enjoy the convenience of a double garage, landscaped yard, and deck for outdoor living. Located in the desirable Granville neighbourhood with walking trails, parks, schools, shopping, and easy access to Anthony Henday and Whitemud Drive. A great opportunity to own in a family-friendly community while benefiting from the income potential of a legal suite.

Built in 2022

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4462718  |
| Price      | \$575,000 |
| Bedrooms   | 1         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,465                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5316 Godson Point(e) |
| Area        | Edmonton             |
| Subdivision | Granville (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4P8              |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Ceiling 9 ft., Vinyl Windows |
| Parking   | Double Garage Detached       |

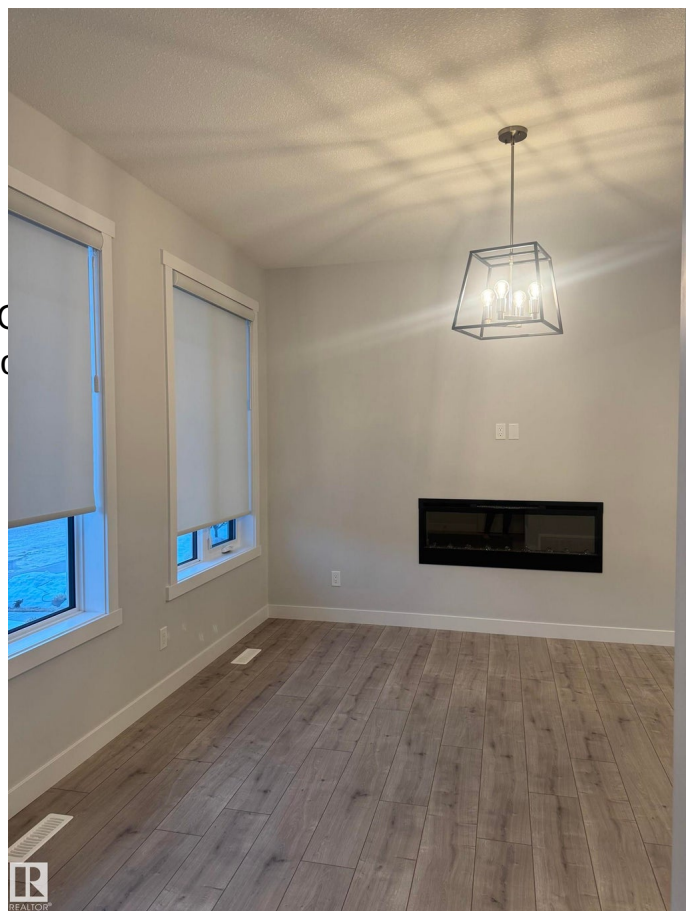
### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | ensuite bathroom                                               |
| Appliances        | Dishwasher-Built-In, Dryer, C<br>Stove-Electric, Washer, Micro |
| Heating           | Forced Air-1, Natural Gas                                      |
| Stories           | 3                                                              |
| Has Suite         | Yes                                                            |
| Has Basement      | Yes                                                            |
| Basement          | Full, Finished                                                 |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Back Lane, Fenced  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information



|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 58            |

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Listing information last updated on October 19th, 2025 at 7:02pm MDT