

\$1,199,000 - 4004 Ginsburg Crescent, Edmonton

MLS® #E4441022

\$1,199,000

6 Bedroom, 5.00 Bathroom, 2,906 sqft

Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

Luxury, location, & income potential, this BRAND NEW TRIPLE CAR garage home in Granville Estates on a 40' CORNER lot has it all. The thoughtful design includes a 2 BED LEGAL BASEMENT SUITE + a private rec space for the main home, complete w/wet bar, making it ideal for multi-gen living or added rental income. With 6 beds & 5 baths, this home is rich in upscale details: herringbone LVP flooring, soaring 18' ceilings in the foyer & great room, 9' ceilings on EVERY level, 8' doors, & triple pane windows throughout. The heart of the home is a chef-inspired kitchen w/a double QUARTZ WATERFALL island, butler's pantry, & seamless flow into a custom mudroom. A main floor flex/den, bedrm, & full bath make the layout ideal for guests or a growing family. A sleek fireplace feature wall adds the perfect modern touch. Upstairs, find 3 spacious bedrms, bright bonus rm, & laundry. The dreamy primary retreat has a feature wall, WIC, & spa-like ensuite. Minutes from Costco, Lewis Estates Golf Course, WEM & major roadways.

Built in 2025

Essential Information

MLS® # E4441022

Price \$1,199,000



| | |
|----------------|------------------------|
| Bedrooms | 6 |
| Bathrooms | 5.00 |
| Full Baths | 5 |
| Square Footage | 2,906 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 4004 Ginsburg Crescent |
| Area | Edmonton |
| Subdivision | Granville (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 4V2 |

Amenities

| | |
|----------------|---|
| Amenities | On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Parking-Extra, See Remarks, 9 ft. Basement Ceiling |
| Parking Spaces | 6 |
| Parking | Triple Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert, Tile Surround |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Corner Lot, Golf Nearby, Level Land, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 57 |
| Zoning | Zone 58 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 1st, 2025 at 10:02pm MDT