

\$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

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

Additional Information

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

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Listing information last updated on August 2nd, 2025 at 11:47am MDT