

Courtesy Of Greg J Babski Of RE/MAX Elite

## \$749,900 - 3503 Goodridge Bay, Edmonton

MLS® #E4409708

**\$749,900**

4 Bedroom, 3.50 Bathroom, 2,581 sqft  
Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

Delightful. Custom built beautifully finished 4 bedrooms 4 bathrooms close to 2600 SqFt 2 storey home. fully finished basement. Immaculate in every way From the spacious main floor to the Chef's gourmet kitchen fully equipped with stainless steel appliances. Beautiful granite island with breakfast bar, corner pantry and ample cabinets and storage. Dining area with garden door to huge corner landscaped lot with trees and shrubs & large patio/deck area. Gorgeous large windows diffuses natural lighting of the south facing rear yard. The upper floor is well designed with 3 bedroom, bonus room, large master suite with well appointment ensuite bath, room for everything. The basement is fully finished with large rec room, guest bedroom, full bath and ample storage. Every sq ft of contemporary and stylish. Oversized finished garage. Landscaping includes under ground sprinklers system and AC. Close to all amenities, shopping, schools and public transportation. Quick access to Edmonton ring road Anthony Henday Drive

Built in 2011

### Essential Information

MLS® # E4409708

Price \$749,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,581
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3503 Goodridge Bay
Area	Edmonton
Subdivision	Granville (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4C6

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Parking-Extra, Vinyl Windows
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Public Transportation,

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed October 9th, 2024

Days on Market 156

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 March 14th, 2025 at 7:17am MDT