

## \$499,900 - 5134 Godson Close, Edmonton

MLS® #E4431839

**\$499,900**

3 Bedroom, 3.50 Bathroom, 1,440 sqft

Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

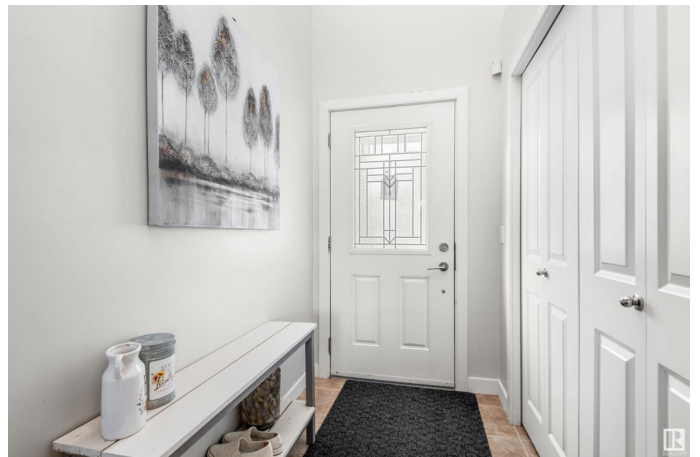
Don't miss your chance to call Granville home! This beautifully appointed half-duplex offers the perfect blend of comfort and convenience. Featuring a double attached garage and a spacious, fully fenced backyard with a gas BBQ hookup and a deck—ideal for entertaining. Inside, you'll enjoy central A/C, an open-concept kitchen and living area with granite countertops, a walk-in pantry, large windows that flood the space with natural light, and a cozy gas fireplace. The main floor boasts rich hardwood flooring and a dedicated laundry room for added convenience. Upstairs, you'll find three generously sized bedrooms with custom closet inserts. The primary suite features a walk-in closet and a private 3-piece ensuite. The professionally finished basement includes a stylish wet bar and a spacious 3-piece bathroom—perfect for relaxing or entertaining guests. Situated in a vibrant, family-friendly neighborhood, this home is just minutes from Kim Hung School, Sister Annata Brockman Elementary, Bessie Nichols Scho

Built in 2014

### Essential Information

MLS® # E4431839

Price \$499,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,440         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5134 Godson Close    |
| Area        | Edmonton             |
| Subdivision | Granville (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4P7              |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Closet Organizers, Deck                    |
| Parking   | Double Garage Attached, Front Drive Access |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Stories           | 3                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Finished                                                                                                        |

### Exterior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                               |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 58          |

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Listing information last updated on May 1st, 2025 at 8:47am MDT