

\$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

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

Additional Information

Date Listed	August 1st, 2025
Days on Market	42
Zoning	Zone 58
HOA Fees	420
HOA Fees Freq.	Annually

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 September 11th, 2025 at 9:31pm MDT