

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

MLS® #E4427771

**\$499,900**

3 Bedroom, 3.50 Bathroom, 1,440 sqft  
Single Family on 0.00 Acres

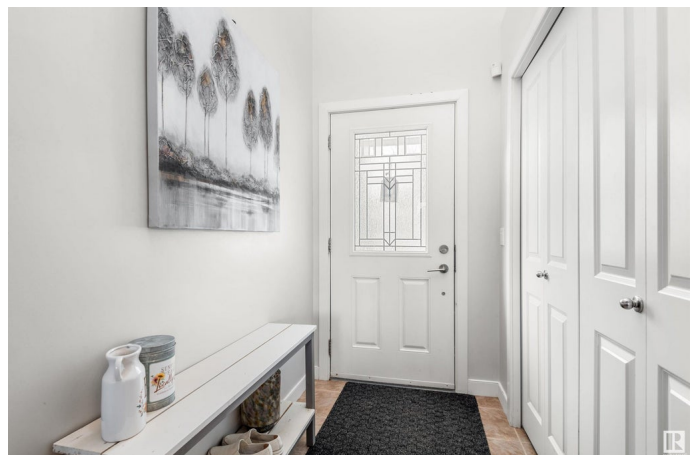
Granville (Edmonton), Edmonton, AB

FALL IN LOVE WITH GRANVILLE! This absolutely charming 1/2 duplex is perfectly situated in the heart of this much sought after community. Mere steps from all amenities, including schools, shopping, Costco, etc... This cul-de-sac home is perfect for down-sizers, or young families looking for a fenced backyard, and room for weekend street hockey. This home is truly a gem, with 3 beds, 4 baths, and a fully finished basement which includes a wet bar. Turn the basement into a games room, or an oasis for the teen in your life. Stay cool in the summer with central air, or catch the afternoon breeze while sitting on the rear deck, enjoying an early evening BBQ! Seize the opportunity to call 5134 Godson Close home!! \*Buyer is to accept RPR report dated Feb 19, 2015\* Basement development permitted.

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427771  |
| 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      | Air Conditioner, Deck, Wet Bar             |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Front Drive Access |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed                March 27th, 2025  
Days on Market        23  
Zoning                    Zone 58

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