

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

MLS® #E4427771

**\$499,900**

3 Bedroom, 3.50 Bathroom, 1,440 sqft

Single Family on 0.00 Acres

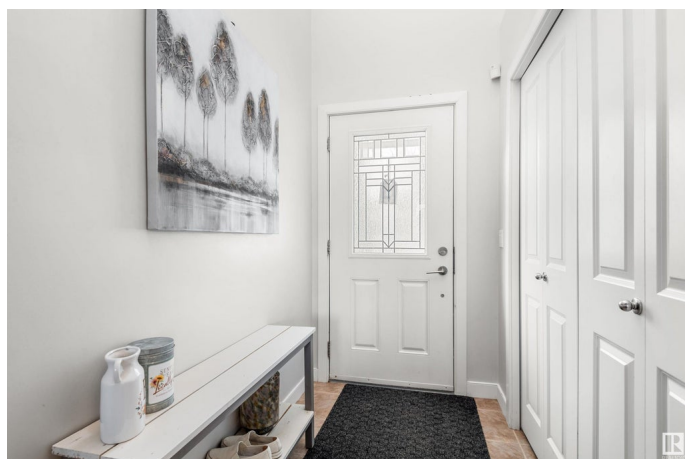
Granville (Edmonton), Edmonton, AB

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	22
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 April 18th, 2025 at 11:02am MDT