

# \$1,199,000 - 4003 Ginsburg Crescent, Edmonton

MLS® #E4415745

**\$1,199,000**

3 Bedroom, 3.50 Bathroom, 3,218 sqft

Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

Welcome to this stunning Active Homes build in Granville Estates, ft. a WALKOUT BASEMENT w/ SW yard backing a tranquil TREELINE! Boasting over 3200 sqft, this home offers luxurious finishes & UPGRADES, including 9 ft ceilings, custom 8 ft doors, tankless HWT, a beautiful archway leading to the mudroom and TRIPLE CAR GARAGE. The main floor is an entertainerâ€™s dream w/a chef inspired kitchen ft. QUARTZ counters, a massive island, a BUTLER'S PANTRY & abundant cabinet & counter space to meet all your culinary needs. The bright living & dining areas are filled w/ natural light, offering gorgeous treeline VIEWS from the deck. Upstairs the spacious primary suite boasts a spa like ensuite w/WIC, flowing directly into the laundry room. Additional 2 bdrms, each w/access to their own full bath, + a versatile bonus rm complete this thoughtfully designed home. An unfinished bsmnt awaits your personal touch. Situated near schools, shopping, & amenities, this property seamlessly blends luxury, comfort, & functionality.

Built in 2024

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4415745    |
| Price  | \$1,199,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,218                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4003 Ginsburg Crescent |
| Area        | Edmonton               |
| Subdivision | Granville (Edmonton)   |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5T 4V2                |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Tankless, No Animal Home, Walkout Basement, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Attached   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert, Tile Surround     |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|          |                            |
|----------|----------------------------|
| Exterior | Wood, Stone, Stucco, Vinyl |
|----------|----------------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Golf Nearby, No Back Lane, Playground Nearby, Private Setting, Treed Lot, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 11th, 2024 |
| Days on Market | 141                 |
| Zoning         | Zone 58             |

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Listing information last updated on May 1st, 2025 at 6:17pm MDT