

## \$579,900 - 3512 Goodridge Bay, Edmonton

MLS® #E4450363

**\$579,900**

3 Bedroom, 2.50 Bathroom, 2,005 sqft

Single Family on 0.00 Acres

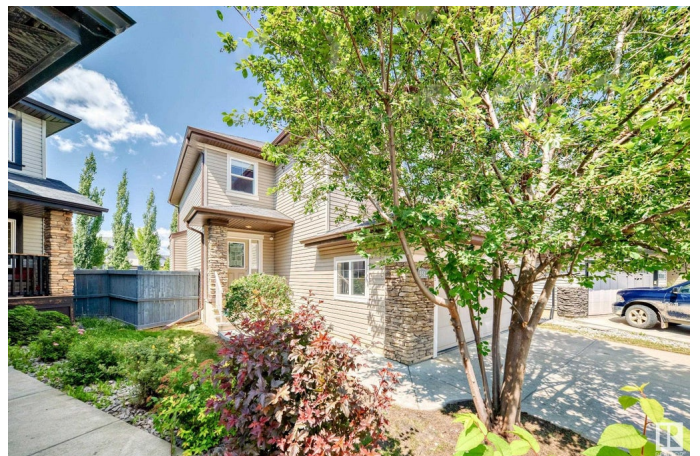
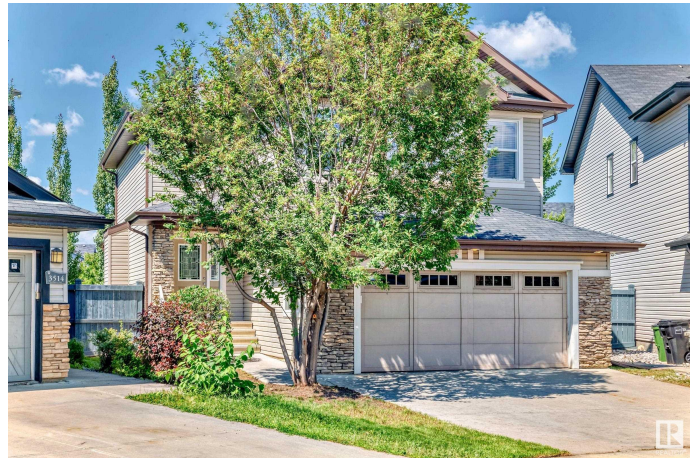
Granville (Edmonton), Edmonton, AB

Welcome to a family-friendly Community of Granville! Modern family home with a very functional layout opens the door for you. A Spacious foyer will greet your family and friends and leads into an expansive living area featuring a cozy gas fireplace, rich hardwood floors, and large windows that flood the space with natural light. The kitchen includes granite countertops, ample cabinetry, a pantry, and a generous dining area—plus brand NEW dishwasher and fridge. Upstairs, enjoy the flexibility of a large bonus room, convenient upstairs laundry, and a spacious primary bedroom with a 5-piece ensuite. Two additional bedrooms & a bath. Located in a quiet cul-de-sac on a pie-shaped lot, the huge backyard is ready for your outdoor dreams. The unfinished basement provides endless potential for future development. Great West End Community with an excellent school, parks, playground, shopping, services at your door—™s steps.

Built in 2011

### Essential Information

MLS® #	E4450363
Price	\$579,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,005
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3512 Goodridge Bay
Area	Edmonton
Subdivision	Granville (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4C6

### Amenities

Amenities	Detectors Smoke, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 30th, 2025
Days on Market	2
Zoning	Zone 58

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Listing information last updated on August 1st, 2025 at 7:47am MDT