

## \$449,900 - 5112 Godson Close, Edmonton

MLS® #E4434999

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,465 sqft

Single Family on 0.00 Acres

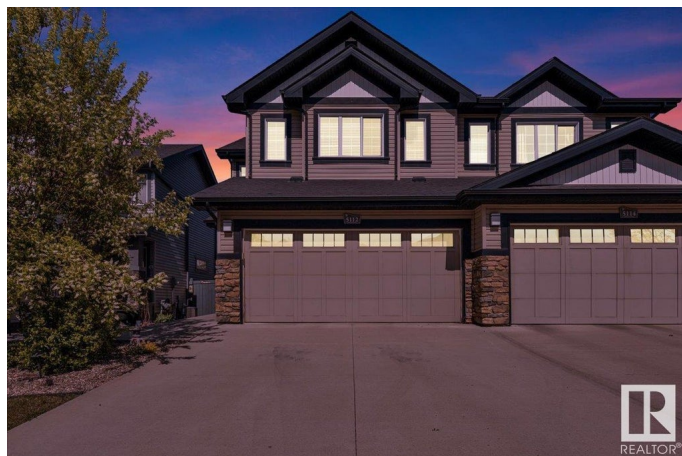
Granville (Edmonton), Edmonton, AB

Stylish, spotless & ready to impress! Welcome to Goldson Close in family-friendly Granville—where this 3 bed, 2.5 bath gem backs a scenic walking trail and blends comfort with convenience. The open-concept main floor features hardwood, a kitchen with stone counters & island, and sunlit living space with a cozy gas fireplace. Upstairs? A spacious primary retreat with walk-in closet and ensuite, plus 2 more bright bedrooms and another full bath. Enjoy central A/C, upgraded LED lighting, main floor laundry, and an insulated double garage with floor drain. The fenced & landscaped yard includes a deck with gas BBQ hookup—perfect for summer nights. With parks, schools, and shopping nearby, this is more than a home—it's your lifestyle upgrade. Move in, kick back, and enjoy.

Built in 2013

### Essential Information

MLS® #	E4434999
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,465



Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	5112 Godson Close
Area	Edmonton
Subdivision	Granville (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4P7

### Amenities

Amenities	On Street Parking, Air Conditioner, Low Flw/Dual Flush Toilet, No Smoking Home, See Remarks
Parking Spaces	3
Parking	Double Garage Attached, Front Drive Access, Insulated

### 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	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 7th, 2025

Days on Market                4

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 May 11th, 2025 at 6:32pm MDT