

## **\$579,000 - 5318 Godson Point(e), Edmonton**

MLS® #E4435065

**\$579,000**

4 Bedroom, 3.50 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

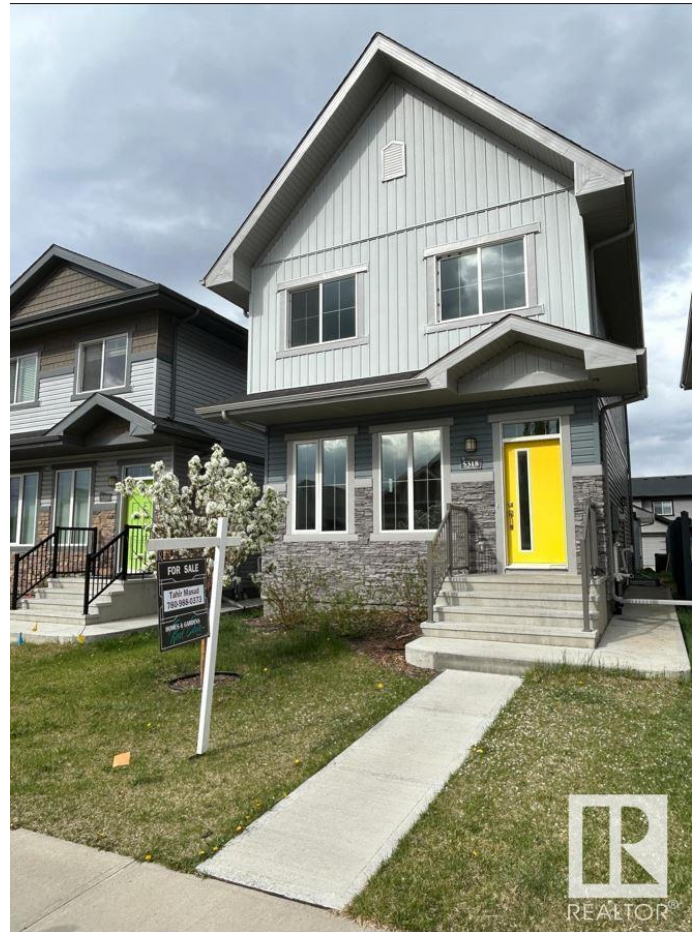
Welcome to this beautiful 2022 built house with Legal Basement Suite & Separate Entrance. A total of 2200 SF of fully finished space including basement suite is a great mortgage helper and will cut your mortgage in HALF. The house comes with 4 Bedrooms 3.5 washrooms and 2 kitchen with all stainless steel appliances. It has beautiful curb appeal & modern exterior, fully landscaped with east facing backyard and double detached garage with extra parking for your toys. This house has open floor plan and entertains you with a large and bright living room, electric fireplace and dining area. Kitchen has ceiling high cabinets with nice backsplash, huge island finished with quartz countertops. Upstairs is the MB with 4pcs en suite, large walk-in closet and 2 more bedrooms with 4 pcs common washroom. Basement has one bedroom, full kitchen with all stainless steel appliances, 4 pcs washroom and its own laundry. Close to shopping centre, Lewis Estate Golf, Easy Access to Anthony H., Whitemud drives, Costco & Future LRT

Built in 2022

### **Essential Information**

MLS® # E4435065

Price \$579,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,550
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5318 Godson Point(e)
Area	Edmonton
Subdivision	Granville (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6M9

### Amenities

Amenities	Ceiling 9 ft., Hot Water Insta HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Stoves-Two, Washers-Two, D
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior



Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Sister Annata Brockman Sch
------------	----------------------------

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	40
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 June 17th, 2025 at 4:32pm MDT