

## \$550,000 - 3616 Goodridge Crescent, Edmonton

MLS® #E4461149

**\$550,000**

3 Bedroom, 2.50 Bathroom, 2,024 sqft

Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

Over 2000 sqft of beautifully designed living space in this former showhome close to walking trails, parks and all amenities. Features 3 spacious bedrooms (one converted to a dream closet “easily reversible”), 2.5 baths including a luxurious 5-pce ensuite with dual sinks, soaker tub, and separate shower and Huge primary bedroom. Enjoy the bright, spacious, south-facing bonus room with vaulted ceilings, a large living room with hardwood floors and gas fireplace, and a dining area that easily seats 10 with garden door to your deck. The kitchen offers a corner pantry and great flow for entertaining. The oversized double attached garage adds convenience. Outside, relax on the upper deck or lower concrete patio in your fully fenced yard. Unspoiled basement is ready for your vision. Stellar location “don’t miss out!

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461149  |
| Price          | \$550,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,024     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2010                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3616 Goodridge Crescent |
| Area        | Edmonton                |
| Subdivision | Granville (Edmonton)    |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5T 4C6                 |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 5                                                                                       |
| Parking        | Double Garage Attached, Over Sized                                                      |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, 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, Vinyl                                                                                                                                |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                           |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | Kim Hung        |
| Middle     | Kim Hung        |
| High       | Lillian Osborne |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 58           |

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Listing information last updated on October 19th, 2025 at 4:32pm MDT