

# \$1,150,000 - 4015 Ginsburg Crescent, Edmonton

MLS® #E4434449

**\$1,150,000**

3 Bedroom, 3.50 Bathroom, 3,197 sqft

Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

Welcome to LUXURY living in this stunning SHOWHOME on a 40' pocket corner lot w/ TRIPLE CAR garage! A bright open to above great rm welcomes you, complimented w/gorgeous custom millwork, glass railings, & engineered hardwood spanning the main & upper flrs. Cook in your dream kitchen w/dbl WATERFALL island w/QUARTZ countertops, DECK access, plus a hidden SPICE KITCHEN w/gas cooktop & walk in pantry. Enjoy your main flr office/den, 9' ceilings on all 3 lvls, 8' doors, & upgraded remote Nova blinds. Upstairs boasts TWO spacious primary suites, each w/WICs & luxe ensuites. The 3rd bdrm has convenient access to the main upper full bath. The main primary is a true retreat feat. a huge WIC + a dream spa-like ensuite w/freestanding tub, vanity area & seamless walkthru into the laundry. Unfinished bsmnt awaits your personal touch & offers 3 windows, plumbing R/I, & tankless HWT. Located only MINUTES to all amenities, & steps to ravine, ODR & walking trails. Immediate possession available, your dream home awaits!

Built in 2024

## Essential Information

MLS® #	E4434449
Price	\$1,150,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,197
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4015 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, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, HRV System, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Countertop Gas, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes

Basement	Full, Unfinished
<b>Exterior</b>	
Exterior	Wood, Stone, Stucco, Vinyl
Exterior Features	Corner Lot, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 4th, 2025
Days on Market	72
Zoning	Zone 58

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