

# \$1,199,000 - 4003 Ginsburg Crescent, Edmonton

MLS® #E4415745

**\$1,199,000**

3 Bedroom, 3.50 Bathroom, 3,218 sqft

Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

Welcome to this stunning Active Homes build in Granville Estates, ft. a WALKOUT BASEMENT w/ SW yard backing a tranquil TREELINE! Boasting over 3200 sqft, this home offers luxurious finishes & UPGRADES, including 9 ft ceilings, custom 8 ft doors, tankless HWT, a beautiful archway leading to the mudroom and TRIPLE CAR GARAGE. The main floor is an entertainerâ€™s dream w/a chef inspired kitchen ft. QUARTZ counters, a massive island, a BUTLER'S PANTRY & abundant cabinet & counter space to meet all your culinary needs. The bright living & dining areas are filled w/ natural light, offering gorgeous treeline VIEWS from the deck. Upstairs the spacious primary suite boasts a spa like ensuite w/WIC, flowing directly into the laundry room. Additional 2 bdrms, each w/access to their own full bath, + a versatile bonus rm complete this thoughtfully designed home. An unfinished bsmnt awaits your personal touch. Situated near schools, shopping, & amenities, this property seamlessly blends luxury, comfort, & functionality.

Built in 2024

## Essential Information

MLS® #	E4415745
Price	\$1,199,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,218
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4003 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, Hot Water Tankless, No Animal Home, Walkout Basement, See Remarks, 9 ft. Basement Ceiling
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Stucco, Vinyl
----------	----------------------------

Exterior Features	Golf Nearby, No Back Lane, Playground Nearby, Private Setting, Treed Lot, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	December 11th, 2024
Days on Market	140
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 April 30th, 2025 at 5:17pm MDT