



Edmonton **58** **Granville_EDMO** **LP:** **\$479,900**
3624 GOODRIDGE CR NW **SP:** **M**

ACTIVE

Type: Detached Single Family **Listing ID#:** E4204427
Style: 2 Storey **Bdrms Above:** 3
Year Built: 2011 **Bdrms Total:** 3
Full Baths: 2 **Basement:** Full
Half Baths: 1 **Bsmnt Dev:** Unfinished
Tot A.G. SqFt: 2,319.75 **Tot A.G. SqM:** 215.51

OUTSTANDING in Granville! Meticulously maintained, with A/C! Spacious front entry adjacent to large den overlooking front yard. Large living area with GORGEOUS, open concept kitchen! Upgraded GRANITE COUNTERS, cappuccino cabinets, stainless steel appliances and beautiful COFFERED CEILING show pride of ownership. Dining and living areas feature large windows overlooking sizable back deck and private backyard. Wonderfully spacious landing upstairs leads to large bonus room with vaulted ceiling. Arched French doors welcome you to the master, with walk-in closet and spa-inspired 5-piece ensuite containing a large soaker tub, separate o/s shower and extra storage cabinets. Two other generous bedrooms complete the upstairs. A/C added in 2017, alarm system in 2015. The basement awaits your finishing touches. Delightful landscaping and well maintained yard complete the package. Conveniently located near the shops of Granville, Costco and a host of other amenities! Great neighbourhood!

Directions:

Virtual Tour: <https://vimeo.com/434497939> **Brochure:** <http://www.3624-GoodridgeCrescent.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	1	0	0	Main:		
Ensuite Baths:		0	0	0	1	0	Uppr:		
Finish Levels:	2						AbGd:		
Fireplace Y/N:	Y		Fireplace Type: Mantel		Fireplace Fuel: Gas		Lowr:		
Parking:	Double Garage Attached						BIGd:		
Garage Dim:				Prk Encl/Ttl:	/		Total A.G.:	215.51	2,319.75

Living Room:	6.10x4.42	M	Master Bedroom:	5.18x4.88	U
Dining Room:	3.35x3.35	M	Bedroom 2:	3.66x3.51	U
Kitchen:	3.66x3.66	M	Bedroom 3:	3.66x3.35	U
Family Room:			Bedroom 4:		
Den:	3.66x3.66	M	Laundry Room	1.52x1.52	M
Bonus Room:	5.03x4.57	U			

Flooring: Carpet, Ceramic Tile, Hardwood **Foundation:** Concrete
Construction: Wood Frame **Heating Type:** Forced Air-1
Roof: Asphalt Shingles **Heat Source:** Natural Gas
Exterior: Stone, Vinyl **Features:** Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", No Animal Home, No Smoking Home, Programmable Thermostat, Vaulted Ceiling, Vinyl Windows, HRV System
Site Influences: Landscaped, Playground Nearby, Public Transportation, Shopping Nearby

Goods Included: Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount **Restrictions:** Utility Right Of Way
Goods Excluded: 2 basement freezers and counter-top water purifier not included

Warranty:
Elem School: Kim Hung School **Jr. High School:** Kim Hung School **Sr High School:** Jasper Place School

Condo Name:		Condo Fee Incld:
Condo Fee:	HOA Fee:	
Floor Location:	Floor Number:	
Balcony/Terrace	Unit Exposure:	HOA Fee Incl:

Total Lot M2: 591.90 **Lot Shape:** Rectangular **Lot Dimen:**
Frontage: **Depth:**
Conform: Phone List Associate/Broker **Conform Yr:** **Zoning:**
Taxes: \$4,508.50 2019 **Front Expos:** Southeast **Local Improve:**