

## \$565,900 - 3512 Goodridge Bay, Edmonton

MLS® #E4456775

**\$565,900**

3 Bedroom, 2.50 Bathroom, 2,005 sqft

Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

GREAT FAMILY HOME! READY to MOVE! Granville! OPEN LAYOUT, HUGE BONUS ROOM, AMPLE YARD! You can camp there! Very functional layout home opens the door for you. A Spacious foyer will greet your family and friends and leads into an expansive living area featuring a cozy gas fireplace, rich hardwood floors, and large windows that flood the space with natural light. The kitchen includes granite countertops, ample cabinetry, a pantry, and a generous dining area—plus brand NEW dishwasher and fridge. Upstairs, enjoy the flexibility of a large bonus room, convenient upstairs laundry, and a spacious primary bedroom with a 5-piece ensuite. Two additional bedrooms & a bath. Located in a quiet cul-de-sac on a pie-shaped lot, the huge backyard is ready for your outdoor dreams. The unfinished basement provides endless potential for future development. Great West End Community with an excellent school, parks, playground, shopping, services at your door—™s steps. An original owner!

Built in 2011

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4456775  |
| Price    | \$565,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,005                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3512 Goodridge Bay   |
| Area        | Edmonton             |
| Subdivision | Granville (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4C6              |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Detectors Smoke, No Smoking Home   |
| Parking   | Double Garage Attached, Over Sized |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, 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, Stone, Vinyl                                                                                                             |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 42                  |
| Zoning         | Zone 58             |

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Listing information last updated on October 19th, 2025 at 9:32pm MDT