

## \$449,900 - 5111 Godson Close, Edmonton

MLS® #E4442649

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,323 sqft

Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

Welcome to this family-friendly duplex in the heart of Granville! This spacious 4-bedroom, 4-bathroom home offers everything your family needs – including a large front porch, a deck for outdoor entertaining, a double detached garage, and a fully finished basement with 9-foot ceilings. The main floor is perfect for hosting, featuring a generous open-concept living area, a 2-piece powder room, and an eat-in kitchen with a central island that’s ideal for everyday living and gatherings. Upstairs, you’ll find 3 comfortable bedrooms, including a primary suite with a 4-piece ensuite, plus an additional full bathroom for the family. The basement adds incredible value with a large family room, 4th bedroom, 3-piece bathroom, and laundry area. Located close to parks, schools, and shopping – this home blends comfort and practicality in one of West Edmonton’s most desirable communities.

Built in 2014

### Essential Information

MLS® #	E4442649
Price	\$449,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,323
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	5111 Godson Close
Area	Edmonton
Subdivision	Granville (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4P7

### Amenities

Amenities	Ceiling 9 ft., Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 16th, 2025

Days on Market 19

Zoning Zone 58

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Listing information last updated on July 5th, 2025 at 6:32pm MDT