

## **\$378,000 - 5132 Godson Close Nw, Edmonton**

MLS® #E4187578

### **\$378,000**

3 Bedroom, 3.00 Bathroom, 1,343 sqft  
Single Family on 0 Acres

Granville\_EDMO, Edmonton, AB

This half duplex is in Granville and has all the upgrades and family convenience you are looking for. Over 1340 sqft with 3 bedrms, 2.5 bathrms and a double attached garage. This 2 storey offers hardwood throughout the main floor with living room, eat in kitchen, breakfast nook, main floor laundry and a 2 pc. bathroom. The living rm features a cozy fireplace and plenty of windows for sunny natural light. The kitchen is impressive with ample cabinet space and a granite eating island and stainless appliances. The upper level offers an open niche staircase opened to the main level and a master bedrm that includes a walk-in closet with a 3-piece ensuite. There are also 2 spare bedrms with a 4-piece bathrm and linen storage. A fully fenced and landscaped backyard offers privacy with a deck and gas BBQ line. The double attached garage has a work space, insulated, drywalled, hot & cold water with a drain and gas line. The basement offers awesome storage with a rough in bathrm and ready for your personal touch.



Built in 2014

### **Essential Information**

MLS® #	E4187578
Price	\$378,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,343
Acres	0.08
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	ACTIVE

### Community Information

Address	5132 Godson Close Nw
Area	Edmonton
Subdivision	Granville_EDMO
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4P7

### Amenities

Features	Detectors Smoke, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior	Engineered Wood
Interior Features	Dryer, Microwave Hood Cover, Oven-Built-In, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1
Has Basement	Yes
Basement	Full, Unfinished
Fireplace	Yes
Fireplaces	Gas, Glass Door, Heatilator/Fan
# of Stories	2

### Exterior

Exterior	Vinyl
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Exterior Features Fenced, Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Concrete

Foundation Concrete

### **Additional Information**

Zoning RF4

Listing information last updated on March 31st, 2020 at 12:31am MDT