

\$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	33
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 October 11th, 2025 at 3:47am MDT