

# \$1,150,000 - 4015 Ginsburg Crescent, Edmonton

MLS® #E4434449

**\$1,150,000**

3 Bedroom, 3.50 Bathroom, 3,197 sqft

Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

Welcome to LUXURY living in this stunning SHOWHOME on a 40' pocket corner lot w/ TRIPLE CAR garage! A bright open to above great rm welcomes you, complimented w/gorgeous custom millwork, glass railings, & engineered hardwood spanning the main & upper flrs. Cook in your dream kitchen w/dbl WATERFALL island w/QUARTZ countertops, DECK access, plus a hidden SPICE KITCHEN w/gas cooktop & walk in pantry. Enjoy your main flr office/den, 9' ceilings on all 3 lvls, 8' doors, & upgraded remote Nova blinds. Upstairs boasts TWO spacious primary suites, each w/WICs & luxe ensuites. The 3rd bdrm has convenient access to the main upper full bath. The main primary is a true retreat feat. a huge WIC + a dream spa-like ensuite w/freestanding tub, vanity area & seamless walkthru into the laundry. Unfinished bsmnt awaits your personal touch & offers 3 windows, plumbing R/I, & tankless HWT. Located only MINUTES to all amenities, & steps to ravine, ODR & walking trails. Immediate possession available, your dream home awaits!

Built in 2024

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4434449    |
| Price  | \$1,150,000 |



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$11                   |
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,197                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4015 Ginsburg Crescent |
| Area        | Edmonton               |
| Subdivision | Granville (Edmonton)   |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5T 4V2                |

### Amenities

|                |                                                                                                                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 6                                                                                                                                                                                                                          |
| Parking        | Triple Garage Attached                                                                                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Countertop Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                               |
| Fireplaces        | Tile Surround                                                                                                                                                     |
| Stories           | 2                                                                                                                                                                 |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco, Vinyl                                                                                    |
| Exterior Features | Corner Lot, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Stone, Stucco, Vinyl                                                                                    |
| Foundation        | Concrete Perimeter                                                                                            |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 4th, 2025 |
| Days on Market | 157           |
| 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 8th, 2025 at 6:47pm MDT