

## \$445,000 - 5117 Godson Close, Edmonton

MLS® #E4461469

**\$445,000**

4 Bedroom, 3.50 Bathroom, 1,323 sqft

Single Family on 0.00 Acres

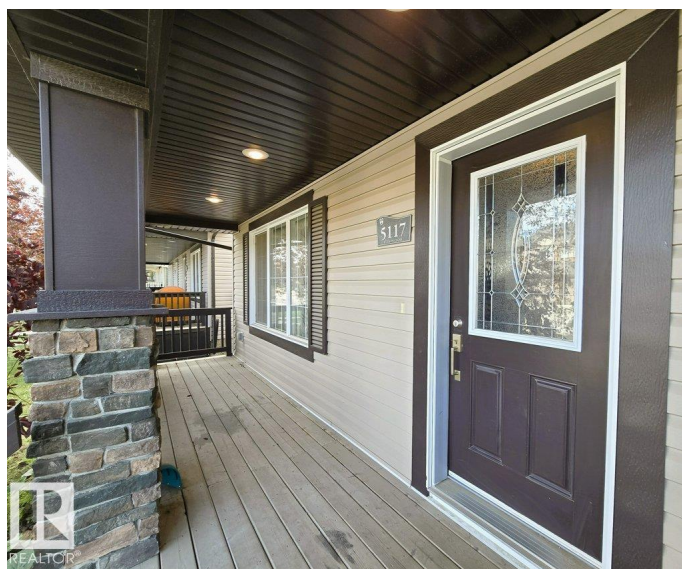
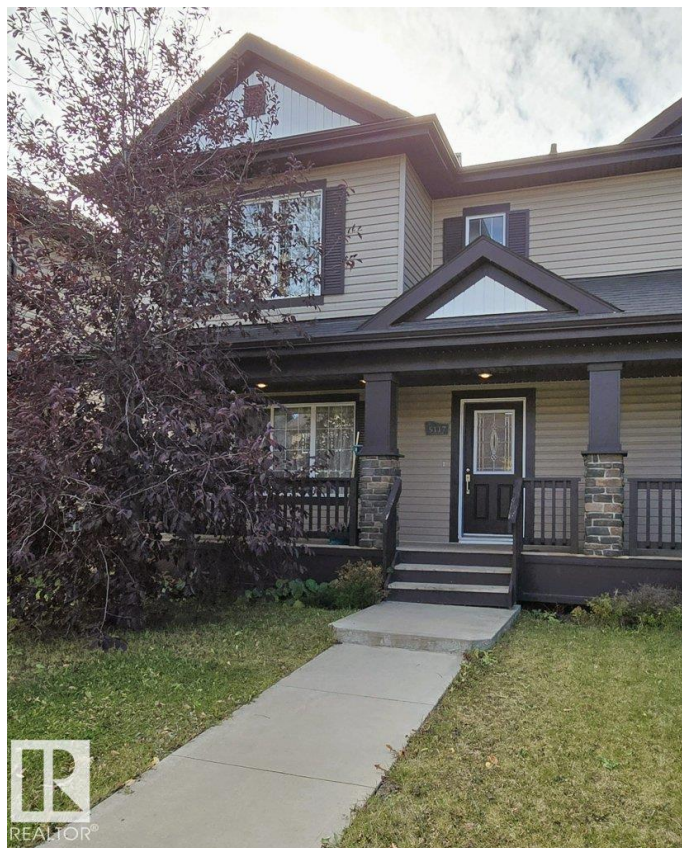
Granville (Edmonton), Edmonton, AB

This meticulously-maintained 4-bedroom home is perfectly situated in a quiet cul-de-sac and offers plenty of space for the whole family. The main floor features a bright and inviting, open layout, ideal for everyday living and entertaining. Upstairs you'll find a good sized family bathroom and three comfortable bedrooms, including a spacious primary suite with a private ensuite and double closet. The fully finished basement adds even more living space with a family room, additional bedroom, and bathroom—perfect for guests or teens. Enjoy the fenced backyard, great for kids, pets, and outdoor gatherings. A wonderful place to call home in a family-friendly neighbourhood close to parks, schools, and shopping!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461469  |
| Price          | \$445,000 |
| 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     | 5117 Godson Close    |
| Area        | Edmonton             |
| Subdivision | Granville (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4P7              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, 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, Stone, Vinyl                                                                                           |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                                           |
| Foundation        | Concrete Perimeter                                                                                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 12                |

Zoning

Zone 58



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Listing information last updated on October 21st, 2025 at 3:17am MDT