

## \$469,900 - 5138 Godson Close, Edmonton

MLS® #E4457221

**\$469,900**

2 Bedroom, 2.50 Bathroom, 1,455 sqft

Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

Welcome to this beautifully maintained half duplex with a double attached garage in the desirable community of Granville. This spacious home offers an open-concept main floor featuring a modern kitchen with granite countertops, stainless steel appliances, a corner pantry, and a large island with sink and A.C so your summers are hot. The living room is warm and inviting with a gas fireplace and plenty of windows that fill the space with natural light. Upstairs youâ€™™ll find two generous primary suites, each complete with walk-in closets and full ensuitesâ€”one with a 5-piece including double sinks, the other with a 3-piece. The unfinished basement offers excellent potential with a bathroom rough-in already started. Step outside and enjoy a huge pie-shaped backyard backing onto a walking path that leads to a peaceful storm pond, perfect for outdoor activities. Conveniently located near schools, parks, shopping, and major roadways, this home is ideal for anyone seeking comfort, convenience, and community living.

Built in 2013

### Essential Information

MLS® # E4457221

Price \$469,900



|                |               |
|----------------|---------------|
| Lease Rate     | \$12          |
| Bedrooms       | 2             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,455         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5138 Godson Close    |
| Area        | Edmonton             |
| Subdivision | Granville (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4P7              |

### Amenities

|                |                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas |
| Parking Spaces | 4                                                                                                               |
| Parking        | Double Garage Attached                                                                                          |
| Is Waterfront  | Yes                                                                                                             |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Stories           | 2                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                  |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                  |
| Foundation        | Concrete Perimeter, Slab                                                                                                     |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | Kim Hung School     |
| Middle     | Kim Hung School     |
| High       | Jasper Place School |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 24                   |
| Zoning         | Zone 58              |

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Listing information last updated on October 5th, 2025 at 7:32am MDT