

# \$1,199,000 - 4004 Ginsburg Crescent, Edmonton

MLS® #E4457018

**\$1,199,000**

6 Bedroom, 5.00 Bathroom, 2,906 sqft

Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

Luxury, location, & income potential, this BRAND NEW TRIPLE CAR garage home in Granville Estates on a 40'™ CORNER lot has it all. The thoughtful design includes a 2 BED LEGAL BASEMENT SUITE + a private rec space for the main home, complete w/wet bar, making it ideal for multi-gen living or added rental income. With 6 beds & 5 baths, this home is rich in upscale details: herringbone LVP flooring, soaring 18'™ ceilings in the foyer & great room, 9'™ ceilings on EVERY level, & 8'™ doors. Appliances and AC included. The heart of the home is a chef-inspired kitchen w/a double QUARTZ WATERFALL island, butler's pantry, & seamless flow into a custom mudroom. A main floor flex/den, bedrm, & full bath make the layout ideal for guests or a growing family. A sleek fireplace feature wall adds the perfect modern touch. Upstairs, find 3 spacious bedrms, bright bonus rm, & laundry. The dreamy primary retreat has a feature wall, WIC, & spa-like ensuite. Minutes from Costco, Lewis Estates Golf Course, WEM & major roadways.



Built in 2025

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4457018    |
| Price  | \$1,199,000 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,906                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4004 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, Parking-Extra, See Remarks, 9 ft. Basement Ceiling |
| Parking Spaces | 6                                                                                                             |
| Parking        | Triple Garage Attached                                                                                        |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                        |
| Fireplaces        | Insert, Tile Surround                                                                                                                                      |
| Stories           | 3                                                                                                                                                          |
| Has Suite         | Yes                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                             |

### Exterior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                         |
| Exterior Features | Corner Lot, Golf Nearby, Level Land, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                                                         |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 40                   |
| Zoning         | Zone 58              |

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Listing information last updated on October 19th, 2025 at 11:47pm MDT