

## \$498,900 - 3896 Gallinger Loop, Edmonton

MLS® #E4429601

**\$498,900**

4 Bedroom, 3.50 Bathroom, 1,686 sqft

Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

Experience elevated living in this impeccably upgraded half duplex nestled in the prestigious community of Granville. Boasting just under 1,700 sq ft of refined living space and over \$50,000 in high end upgrades, this 4 bedroom, 3.5 bathroom home exudes sophistication and comfort. The main level welcomes you with rich hardwood flooring, granite countertops, and central air-conditioning, all flowing seamlessly through an open concept layout ideal for upscale entertaining. Step outside to your beautifully landscaped backyard featuring a double tiered deck and built in BBQ gas line. Upstairs, thoughtfully designed built in closet organizers add both elegance and functionality. The fully finished basement offers a private retreat with a bedroom and a full bath, and luxury vinyl plank flooring laid with double cork underlay- keeping your feet warm and space serene. Additional features include central vacuuming and a double attached garage. Perfectly located near premier amenities, schools and parks.

Built in 2012

### Essential Information

MLS® # E4429601

Price \$498,900

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,686         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3896 Gallinger Loop  |
| Area        | Edmonton             |
| Subdivision | Granville (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4G6              |

### Amenities

|           |                                                                                                                             |
|-----------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, Gazebo, No Smoking Home, Vacuum System-Roughed-In, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                                      |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                      |
| Fireplaces        | Double Sided, Mantel                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                           |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Brick, Vinyl                                                  |
| Foundation        | Concrete Perimeter                                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 58         |

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Listing information last updated on April 20th, 2025 at 9:47am MDT