

## \$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

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 April 20th, 2025 at 9:47am MDT