

# \$1,168,800 - 3970 Ginsburg Crescent, Edmonton

MLS® #E4461428

**\$1,168,800**

4 Bedroom, 4.50 Bathroom, 3,318 sqft

Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

Welcome to Granville Estates, a custom-built 3,300 sq.ft. home by award-winning Platinum Signature Homes. This elegant residence offers 4 spacious bedrooms, each with a full ensuite and walk-in closet. Soaring 19'™ ceilings in the foyer and living room create a bright, open atmosphere enhanced by large windows. The main floor boasts a chef's™ kitchen with quartz countertops, upgraded appliances, and ample storage, along with a private office. Upstairs, the luxurious primary suite is joined by three additional bedrooms, a bonus room, and a convenient laundry room. A triple garage provides plenty of parking and storage. Located on a quiet cul-de-sac, this exceptional home is close to top-rated schools, shopping, transportation, and everyday amenities. With its blend of refined design and practical features, this home offers a truly elevated lifestyle in a sought-after community.

Built in 2025

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4461428    |
| Price      | \$1,168,800 |
| Bedrooms   | 4           |
| Bathrooms  | 4.50        |
| Full Baths | 4           |
| Half Baths | 1           |



|                |                        |
|----------------|------------------------|
| Square Footage | 3,318                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3970 Ginsburg Crescent |
| Area        | Edmonton               |
| Subdivision | Granville (Edmonton)   |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5T 4V1                |

### Amenities

|           |                                                                                                                                                                               |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System, Natural Gas BBQ Hookup |
| Parking   | Triple Garage Attached                                                                                                                                                        |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-2, Natural Gas                                                                                                       |
| Stories           | 2                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl, See Remarks                                                                                                |
| Exterior Features | Flat Site, Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Stone, Vinyl, See Remarks                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                             |

**Additional Information**

Date Listed           October 9th, 2025  
Days on Market     3  
Zoning                Zone 58

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