

# **\$1,444,900 - 3912 Ginsburg Crescent, Edmonton**

MLS® #E4456215

**\$1,444,900**

8 Bedroom, 5.00 Bathroom, 2,986 sqft

Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

**RARE FIND!** The perfect home for large or multigenerational families...fully finished on 3 levels with 8 bedrooms and 5 full baths. The impressive main floor showcases soaring ceilings, a wall of windows flooding the space with natural light, a floor-to-ceiling fireplace, and a dream kitchen with upgraded cabinetry, under-cabinet lighting, huge island, walk-through pantry, elegant wainscoting, a large mudroom, plus a bedroom and full bath, complete the main. Upstairs offers 4 bedrooms including a stunning primary retreat with double-sided fireplace, jetted soaker tub, private bidet, double shower, and custom walk-in closet. The basement, with separate side entrance, boasts a theatre room with surround sound, wet bar, 3 more bedrooms, and a 5th full bath. Extras include central A/C, built-in speakers, water softener, window coverings, large deck with glass rails & gas hookup, triple garage with aggregate drive/walkway, landscaped yard with perennials...steps to trails, playgrounds, and Kim Hung School.

Built in 2022

## **Essential Information**

MLS® # E4456215

Price \$1,444,900



Bedrooms	8
Bathrooms	5.00
Full Baths	5
Square Footage	2,986
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3912 Ginsburg Crescent
Area	Edmonton
Subdivision	Granville (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4V1

### Amenities

Amenities	Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Kim Hung School
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**Additional Information**

Date Listed	September 3rd, 2025
Days on Market	5
Zoning	Zone 58

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