

Courtesy Of Jen R Liviniuk Of RE/MAX Real Estate

# **\$1,394,000 - 3912 Ginsburg Crescent, Edmonton**

MLS® #E4456215

**\$1,394,000**

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 \$1,394,000



|                |                        |
|----------------|------------------------|
| 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        | Insulated, 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 |
|------------|-----------------|

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 63                  |
| Zoning         | Zone 58             |

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Listing information last updated on November 5th, 2025 at 7:47am MST