

## \$869,900 - 3457 Goodridge Link Link, Edmonton

MLS® #E4455274

**\$869,900**

3 Bedroom, 2.50 Bathroom, 2,919 sqft

Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

Welcome to this fully renovated 2,918 sq. ft. luxury home in the family-friendly community of Granville. Situated on a rare 11,210 sq. ft. pie-shaped lot, this property offers space, comfort, and style. The brand new gourmet kitchen with stone countertops, premium appliances, and open-concept design is perfect for both everyday living and entertaining. See clients at home? A main-floor den provides the ideal home office, while the spacious living and dining areas are filled with natural light. Upstairs, you'll find 3 bedrooms, a bonus room, and one of the most impressive spa-inspired primary suites featuring dual vanities, a soaker tub, oversized shower, and wet bar. Yes, you read that. The basement with in-floor heating ensures year-round comfort, and the oversized heated garage with drain and sink adds function and value. With schools, parks, shopping, and easy access to major routes nearby, this home offers the perfect blend of luxury, lifestyle, and convenience. See Realtor's website for more details.

Built in 2011

### Essential Information

MLS® # E4455274

Price \$869,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,919                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3457 Goodridge Link Link |
| Area        | Edmonton                 |
| Subdivision | Granville (Edmonton)     |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5T 4G2                  |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | Air Conditioner, Bar, Dog Run-Fenced In, Wet Bar, Workshop, See Remarks |
| Parking   | Double Garage Attached                                                  |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                              |
| Fireplace         | Yes                                                                                                          |
| Fireplaces        | Mantel                                                                                                       |
| Stories           | 2                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Unfinished                                                                                             |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Stone, Vinyl                    |
| Foundation        | Concrete Perimeter                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 58           |

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Listing information last updated on September 3rd, 2025 at 9:31am MDT