

## \$674,900 - 7411 Getty Way, Edmonton

MLS® #E4429082

**\$674,900**

3 Bedroom, 2.50 Bathroom, 2,320 sqft  
Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

Nestled in the sought-after Granville community, this exceptional 2-storey home is meticulously maintained and offers over 2,320 sqft of living space. The bright and airy main floor boasts an open-concept layout, featuring a kitchen with quartz countertops, S/S appliances, and a spacious island. The expansive dining and living areas, highlighted by a cozy gas fireplace, create a seamless flow. A 2-pc bath, mudroom, and walk-through pantry are thoughtfully tucked away from the main living areas. The home is further enhanced by a den/office, A/C, 9-foot ceilings, an abundance of windows and an oversized garage. Upstairs, you'll discover a large bonus room, a primary bedroom with vaulted ceilings completed with a walk-in closet, and a luxurious 5-pc ensuite. Additionally, there are 2 more bedrooms, a 4-pc bath, and a laundry room. The basement remains unfinished but offers a practical layout for future development. Conveniently located near major routes, walking trails, schools, and all essential amenities.

Built in 2014

### Essential Information

MLS® # E4429082

Price \$674,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,320                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 7411 Getty Way       |
| Area        | Edmonton             |
| Subdivision | Granville (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4T4              |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Front Porch, Vaulted Ceiling |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Over Sized                                 |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

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

|                   |   |
|-------------------|---|
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 58         |

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Listing information last updated on April 8th, 2025 at 8:32pm MDT