

## **\$467,000 - 3863 Gallinger Loop, Edmonton**

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MLS® #E4436140

**\$467,000**

3 Bedroom, 2.50 Bathroom, 1,473 sqft

Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

Welcome to this beautifully maintained half-duplex in the heart of Granville, where comfort, style, and location come together seamlessly. Set on a quiet, low-traffic loop, this 2-storey home offers 4 bedrooms (3 above grade), a bright and functional layout, and a warm, welcoming feel throughout. The eat-in kitchen and cozy gas fireplace make the main floor perfect for both relaxing nights in and casual entertaining. Upstairs, the spacious primary suite includes a huge walk-in closet, and you'll love the convenience of central A/C, extra storage space, and a large attached garage. Step outside to your own backyard oasis, complete with an oversized deck, pergola, and fully fenced yard. Ideal for summer gatherings or peaceful evenings! Located just steps from walking trails, a pond with fountains, shopping, dining, and entertainment, with quick access to the Anthony Henday and Whitemud, this home truly has it all. Move-in ready and offering incredible value in a sought-after neighborhood!

Built in 2012

### **Essential Information**

MLS® #                    E4436140

Price                      \$467,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,473
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3863 Gallinger Loop
Area	Edmonton
Subdivision	Granville (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4G7

### Amenities

Amenities	Deck, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Landscaped, Play Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Kim Hung School
Middle	Kim Hung School
High	Jasper Place School

### Additional Information

Date Listed	May 13th, 2025
Days on Market	35
Zoning	Zone 58



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