

## \$579,900 - 7456 Getty Way, Edmonton

MLS® #E4447815

**\$579,900**

3 Bedroom, 2.50 Bathroom, 2,105 sqft

Single Family on 0.00 Acres

Granville (Edmonton), Edmonton, AB

**\*\*GRANVILLE\*\*28 POCKET\*\*REGULAR LOT\*\*A/C\*\*BUILT-IN SPEAKERS\*\*9FT CEILING UPPER FLOOR&MAIN FLOOR\*\*POTENTIAL SIDE ENTRANCE\*\***The

main floor welcomes you with a warm foyer and a practical mudroom that leads into a stylish open-concept living space. The kitchen, dining, and living areas flow seamlessly, ideal for entertaining or relaxed family time. A convenient half bath and additional storage areas enhance everyday comfort and organization. Upstairs, the primary suite is a peaceful retreat with a spacious walk-in closet and a luxurious ensuite bath. Two additional bedrooms provide flexibility for family, guests, or a home office. A bright central family room offers a second gathering space, while a dedicated laundry room adds ease to daily routines. With a layout focused on comfort, flow, and functionality, this home is well-suited for modern living. Clean lines, purposeful spaces, and natural light throughout create a sense of balance and ease.

Built in 2015

### Essential Information

MLS® # E4447815

Price \$579,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,105
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7456 Getty Way
Area	Edmonton
Subdivision	Granville (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4T3

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Schools, Shopping Nearby, View

	Downtown
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 14th, 2025
Days on Market	2
Zoning	Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 16th, 2025 at 7:33am MDT