

# \$475,000 - 514 Geissinger Loop, Edmonton

MLS® #E4440385

**\$475,000**

4 Bedroom, 2.50 Bathroom, 1,196 sqft  
Single Family on 0.00 Acres

Glastonbury, Edmonton, AB

Welcome Home! Step inside through the inviting veranda to discover thoughtful updates & modern elegance. Start in your living room, bathed in natural light, creating the perfect ambiance for entertaining or relaxing evenings. The kitchen, renovated in 2025, showcases custom cabinetry, quartz countertops, brand new sleek appliances & tiled floors. Adjacent lies a spacious dining area w/garden door leading to the back deck, ideal for outdoor coffee breaks. Upstairs, the home features 3 bdrms, including a primary w/walk-in closet & 4-pc bath also renovated in 2025. The fully finished basement enhances the living space with a cozy family room, versatile flex room, 3-pc bath & ample storage. Low maintenance yard includes a natural gas BBQ connection & direct access, over stamped concrete, to the impressive 20x28 heated oversized dbl dt garage. New exterior doors, paint throughout, 50yr shingles, too many items to list! With all renos done by professionals it gives you a turn-key, move-in ready peace-of-mind.



- 2025
  - Brand new kitchen renovation with custom soft-closing cabinetry & quartz countertop. Includes Schluter anti-fracture/waterproofing underlayment for floors, under cabinet lighting, new LED light fixtures.
  - 2025 LG SMART ThinQ LG Smudge Resistant Stainless Steel Smart Wi-Fi Enabled Fan Convection Electric Slide-in Range with Air Fry & EasyClean, LG 30" Smudge Resistant Stainless Steel French Door Refrigerator (22 cu. Ft.), LG Smudge Resistant Stainless-Steel Dishwasher with QuadWash, LG Smudge Resistant Stainless Steel Smart Wi-Fi Enabled Over-the-Range Microwave with EasyClean® (2.0 cu. ft.)
  - Brand new second floor bathroom. Includes Schluter waterproofing in shower/tub + anti-fracture/waterproofing underlayment for floors. Powered medicine cabinet and custom soft-closing cabinetry with quartz countertop. Multi-function tub/shower faucet with thermostatic/pressure balance/temperature control.
  - New paint on all walls, doors and trims.
  - New Garage Shingles BP Mystique 50 YR Limited lifetime Warranty
  - Renovated main floor bathroom
  - Upgraded door/window casings and handrails
  - LED Light fixtures
- 2024
  - New central A/C TRANE RunTru
- 2023
  - New entry doors and glass retracting storm doors
- 2020
  - New Hot Water tank
  - New House Shingles BP Mystique 50 YR Limited lifetime Warranty
- 2017
  - Professionally developed basement up to current building code with, 1 bedroom/family room with soundproofed ceiling, a 3 pcs bathroom with tiled shower + waterproofing, a spacious laundry room with new washer and dryer, tiled floors, cabinets with quartz countertop, and auxiliary room.
  - Urethane spray foam with thermal barrier on all joist space
  - R-20 frost wall
  - LED recessed lighting
  - Stain proof carpet with memory foam waterproof underpadding

Built in 2003

## Essential Information

MLS® #	E4440385
Price	\$475,000
Bedrooms	4

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,196
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	514 Geissinger Loop
Area	Edmonton
Subdivision	Glastonbury
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6S9

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Detached, Heated, Over Sized

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Vacuum Systems, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

Additional Information

Date Listed                      June 4th, 2025  
Days on Market                60  
Zoning                              Zone 58  
HOA Fees                         183.75  
HOA Fees Freq.                Annually

PERKS

- General throughout the house
- Real hardwood flooring
  - Integrated hardwired CAT5 system
  - Central Vacuum
  - Telus Fiber Optic
- Oversized Garage Fully finished
- 10 feet ceilings
  - Dedicated 100-amp Electrical Panel
  - Overhead radiant heater
  - Overhead storage
  - Wired for speakers
  - Work bench with ¼ steel top
- Outdoors
- Low Maintenance stamped concrete backyard and deck with aluminum & glass railings
  - Underground conduit from garage to backyard for hot tub connection
  - Utility shed
  - Natural gas BBQ connection
  - Back-alley access gate
  - Front access gate
  - Front veranda

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