# \$479,900 - 2284 Glenridding Boulevard, Edmonton

MLS® #E4431544

#### \$479,900

4 Bedroom, 3.50 Bathroom, 1,437 sqft Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Amazing location with Glennridding Park and playground right across the streetâ€"plus no condo fees! This stylish and modern townhome offers an open-concept main floor with vinyl plank flooring, large windows, and loads of natural light. The bright white kitchen features quartz countertops, stainless steel appliances, and a corner pantry. You'll love the spacious dining and living areas, plus the added convenience of a 2-piece bath and mudroom off the back entrance. Upstairs, the primary bedroom includes a walk-in closet and 3-piece ensuite. Two more bedrooms, a 4-piece bath, and upper-floor laundry complete the level. The fully finished basement features a large rec room, 4th bedroom, and another full bathâ€"perfect for guests or family. Outside, enjoy your private deck, fenced yard, and double detached garage. Steps to trails, ponds, shopping, and schools with easy access to the Henday and nearby bus routes. Welcome home!

Built in 2018

**Bedrooms** 

#### **Essential Information**

MLS® # E4431544

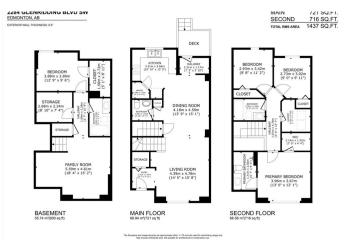
4

Price \$479,900

Bathrooms 3.50







Full Baths 3 Half Baths 1

Square Footage 1,437 Acres 0.00 Year Built 2018

Type Single Family

Sub-Type Residential Attached

Style 2 Storey
Status Active

## **Community Information**

Address 2284 Glenridding Boulevard

Area Edmonton

Subdivision Glenridding Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3P5

### **Amenities**

Amenities No Smoking Home

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,

Oven-Microwave, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2
Has Basement Y

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Back Lane, Fenced, Playground Nearby

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 17th, 2025

Days on Market 16

Zoning Zone 56

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 May 3rd, 2025 at 9:47am MDT