

## \$439,900 - 2271 Glenridding Boulevard, Edmonton

MLS® #E4459136

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,314 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Located near a ton of amenities with NO CONDO FEES, this home has a gorgeous front porch, 3 bedrooms, 2.5 bathrooms and a double garage. The main floor features an open concept design - with the kitchen in the centre, perfect for entertaining, or family time. The kitchen has quartz counters, stainless appliances and a centre island. There is one separate area that's perfect for a coffee or cocktail bar area, and another that could be a desk or additional bar or prep area. Upstairs you'll find the primary suite, complete with a walk in closet and full ensuite. Down the hall are two more well sized bedrooms and another full bathroom. This home is a MUST SEE!

Built in 2018

### Essential Information

MLS® #	E4459136
Price	\$439,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,314
Acres	0.00
Year Built	2018
Type	Single Family



Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	2271 Glenridding Boulevard
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3P4

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Front Porch, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Level Land, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 23rd, 2025
Days on Market	1
Zoning	Zone 56

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