# \$429,900 - 2259 Glenridding Boulevard, Edmonton

MLS® #E4443137

#### \$429,900

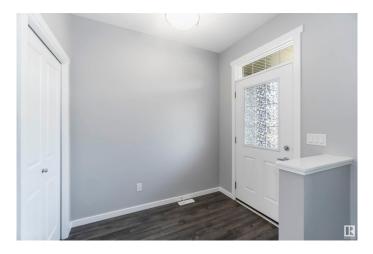
3 Bedroom, 2.50 Bathroom, 1,367 sqft Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to this thoughtfully maintained 3 bed, 2.5 bath home with NO CONDO FEES in the heart of Glenridding Heights. Inside, the main floor offers an open-concept layout with vinyl plank flooring, a modern kitchen with quartz countertops & stainless steel appliances, plus a spacious living and dining area & a convenient 2pc bath. Upstairs features freshly cleaned carpet, a generous primary bedroom with a 3-pc ensuite & walk-in closet, two additional bedrooms, a 4pc bath, & upper floor laundry. The unfinished basement is ready for your personal touch. Outside, enjoy a low-maintenance backyard with artificial turf, an extended deck perfect for entertaining, & a double detached garage. A welcoming front porch & landscaped front lawn add curb appeal. Close to Glenridding Park, Currents of Windermere, schools (new K-6 opening 2028, 7–12 in 2029), and trails, with guick access to Anthony Henday Drive and Ellerslie Road. This is the ideal blend of comfort, style, and convenience. All this home needs is YOU!







Built in 2018

#### **Essential Information**

MLS® #	E4443137
Price	\$429,900
Bedrooms	3

Dethases				
Bathrooms	2.50			
Full Baths	2			
Half Baths	1			
Square Footage	1,367			
Acres	0.00			
Year Built	2018			
Туре	Single Family			
Sub-Type	Residential Attached			
Style	2 Storey			
Status	Active			
Community Information				
Address	2259 Glenridding Boulevard			
Area	Edmonton			
Subdivision	Glenridding Heights			
City	Edmonton			
County	ALBERTA			
Province	AB			
Postal Code	T6W 3P4			
Amenities				
Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, No Smoking Home, Parking-Extra, Natural Gas BBQ Hookup			
Parking	Double Garage Detached			
Interior				
Interior Features	ensuite bathroom			
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings			
Heating	Forced Air-1, Natural Gas			
Stories	2			
Has Basement	Yes			
Basement	Full, Unfinished			
Exterior				
Exterior	Wood, Asphalt, Stone, Vinyl			
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Level Land, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation Schools Shapping Nearby			

Transportation, Schools, Shopping Nearby

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

## **School Information**

Elementary	Dr. Margaret-Ann Armour Sc
Middle	Dr. Margaret-Ann Armour Sc
High	Lillian Osborne School

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	17
Zoning	Zone 56

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Listing information last updated on July 6th, 2025 at 4:47am MDT