

## \$439,900 - 2259 Glenridding Boulevard, Edmonton

MLS® #E4436635

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,327 sqft

Single Family on 0.00 Acres

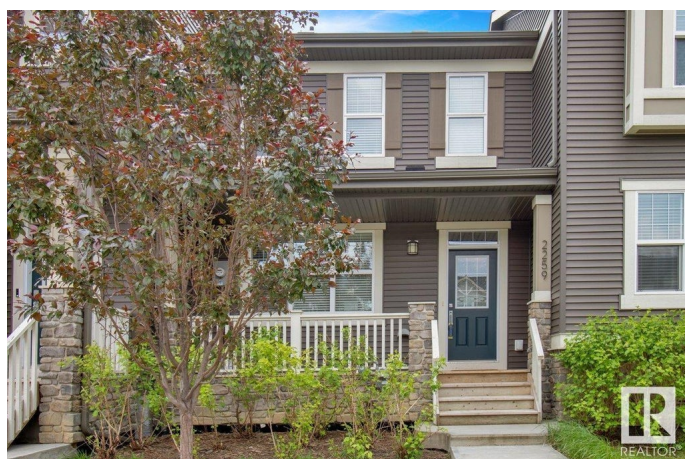
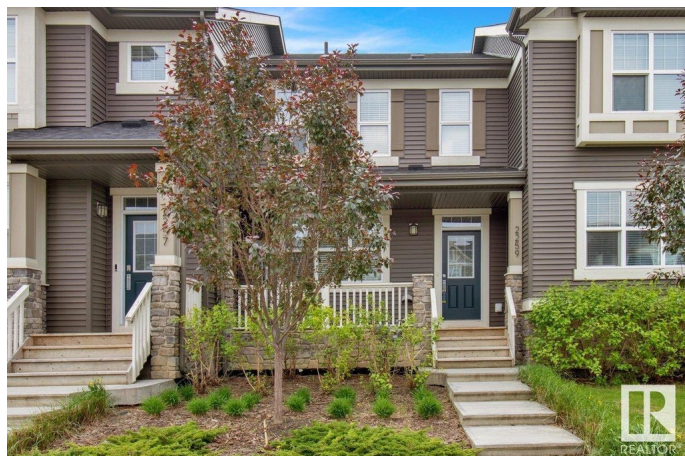
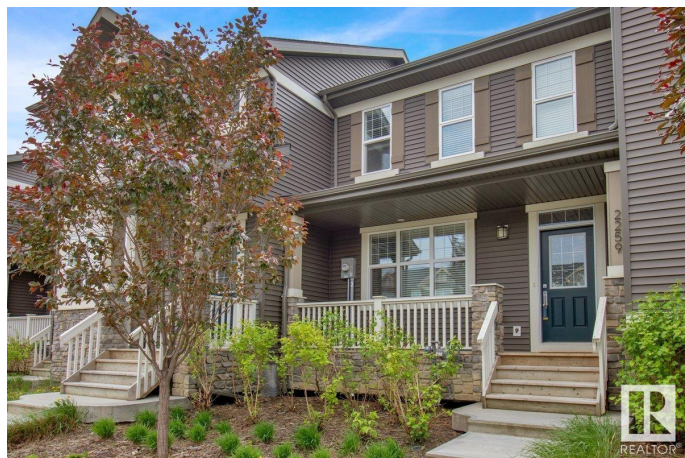
Glenridding Heights, Edmonton, AB

Welcome to this beautifully maintained 3 bedroom, 2.5 bathroom home with a double detached garage in the desirable neighbourhood of Glenridding Heights. This home features a lovely front porch to enjoy your morning coffee and a zero maintenance back yard with a fantastic extended deck area and artificial turf! Step inside to the bright and spacious open concept living room, dining room and modern kitchen featuring stainless steel appliances and quartz countertops. Upstairs you'll find 3 bedrooms including the primary with an ensuite and walk-in closet. The laundry is conveniently located on the upper level. The basement is unfinished providing you with endless potential. Located near major roads and highways, shopping centers, two future schools (K-6) and (7-12) and a park right down the street!

Built in 2018

### Essential Information

MLS® #	E4436635
Price	\$439,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,327



Acres	0.00
Year Built	2018
Type	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 2L1

### Amenities

Amenities	Ceiling 9 ft., Deck, Front Porch, No Smoking Home, HRV System, 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, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 15th, 2025

Days on Market 31

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 June 15th, 2025 at 9:17am MDT