

# **\$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, 7â€“12 in 2029), and trails, with quick 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



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,367
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 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, 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	13
Zoning	Zone 56

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