

# \$409,900 - 2344 Glenridding Blvd, Edmonton

MLS® #E4455193

## \$409,900

3 Bedroom, 2.50 Bathroom, 1,561 sqft  
Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Located in the most desirable GLENRIDDING HEIGHTS community, this exquisitely maintained three-bedroom, two-and-a-half-bathroom half-duplex with new carpet, new paint, new appliances, new vinyl flooring at main, central air conditioner and more, home features a double detached garage. this house boasts a charming front porch where you can enjoy your morning coffee. Enter to find a modern kitchen with quartz countertops and stainless-steel new appliances, as well as a bright and roomy living and dining area. Three bedrooms, including the main bedroom with an ensuite and walk-in closet, are located upstairs. Conveniently, the laundry is on upstairs. The unfinished basement offers you countless possibilities. situated close to shopping malls, major highways, two prospective schools (K-6) and (7-12), and a park and bus stop directly across the street. Landscaped and deck is completed.

Built in 2015

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455193  |
| Price     | \$409,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,561         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2344 Glenridding Blvd |
| Area        | Edmonton              |
| Subdivision | Glenridding Heights   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 3K6               |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck |
| Parking   | Double Garage Detached               |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                 |
| Stories           | 2                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                          |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Airport Nearby, Back Lane, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

**Additional Information**

Date Listed            August 29th, 2025  
Days on Market      1  
Zoning                Zone 56

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