

\$469,900 - 2294 Glenridding Boulevard, Edmonton

MLS® #E4457042

\$469,900

4 Bedroom, 3.50 Bathroom, 1,273 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to this original owner, no condo fee townhome, looking onto the Park in Glenridding Heights. With over 1,800 sq. ft. of finished living space, the inviting open main floor features a bright living room, large kitchen island with quartz countertops, stainless-steel appliances and powder room. Upstairs, a sun-drenched Primary retreat includes a spacious walk-in closet and 3-pc ensuite. Down the hall, two neighbouring bedrooms share a 4-pc bath. The professionally finished basement expands possibilities with a cozy fireplace rec room, office / guest quarters, 3-pc bath, closeted laundry room, & plenty of extra storage. Enjoy the outdoors with a front veranda and fenced backyard. The deck is fitted with a gas line and the established garden supplies strawberries, chives and chocolate mint annually. The double garage supports swift access to major routes, excellent schools, shopping and entertainment options alike. Professionals, families; this vibrant growing community has something for everyone!

Built in 2018

Essential Information

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Price \$469,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,273
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Residential Attached
Style	2 and Half Storey
Status	Active

Community Information

Address	2294 Glenridding Boulevard
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3P5

Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 10th, 2025
Days on Market	8
Zoning	Zone 56
HOA Fees Freq.	Annually

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