# \$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!



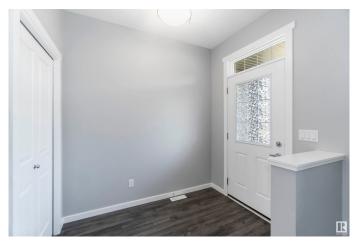
#### **Essential Information**

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 5

Zoning Zone 56

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Listing information last updated on June 23rd, 2025 at 10:32pm MDT