

## \$419,000 - 2269 Glenridding Boulevard, Edmonton

MLS® #E4459819

**\$419,000**

3 Bedroom, 2.50 Bathroom, 1,328 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

NO CONDO FEES! Welcome to this well-maintained 3 bedroom, 2.5 bath home in the desirable community of Glenridding Heights, where a charming front porch leads into an open main floor featuring vinyl plank flooring, a modern kitchen with quartz countertops and stainless steel appliances, a bright living and dining area, and a convenient half bath. Upstairs you'll find a spacious primary suite with walk-in closet and 3-piece ensuite, two additional bedrooms, a 4-piece bathroom, and the convenience of upper-floor laundry. The basement remains unfinished, ready for your future plans. Outside you'll enjoy a fenced yard and double detached garage. With parks, schools, shopping, and trails nearby, plus easy access to Anthony Henday and Ellerslie Road, this home combines comfort, practicality, and location. Don't Miss it!

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4459819  |
| Price      | \$419,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                      |
|----------------|----------------------|
| Square Footage | 1,328                |
| Acres          | 0.00                 |
| Year Built     | 2018                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2269 Glenridding Boulevard |
| Area        | Edmonton                   |
| Subdivision | Glenridding Heights        |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 3P4                    |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | On Street Parking, Deck, Detectors Smoke, See Remarks |
| 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, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                |
| 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                                                                                                                |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Dr. Margaret-Ann Armour Sc |
| Middle     | Dr. Margaret-Ann Armour Sc |
| High       | Lillian Osborne School     |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 23                   |
| Zoning         | Zone 56              |

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Listing information last updated on October 20th, 2025 at 2:02am MDT