

## \$449,800 - 2261 Glenridding Boulevard, Edmonton

MLS® #E4441143

**\$449,800**

3 Bedroom, 2.50 Bathroom, 1,430 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

It feels like home to me! Youâ€™d get that feeling too when you walk into this lovingly maintained home. END UNIT & NO CONDO FEES! Original owner in showhome condition! Just a couple living there with No pets.

Located in the highly sought after neighbourhood of Glenridding. Excellent open plan. Neutral colours & quality finishings throughout. Inviting foyer has large side window. Cozy living room has a huge picturesque window, enormous dining area. Nice kitchen has ample cabinets, beautiful quartz counter-top, pantry & big window above the sink overlooking the relaxing, sunny south back yard. Conveniently located powder room. Glass back door with transom window onto the deck. Upstairs features master bedroom with another large window, walk-in closet & a beautiful ensuite. Two more good sized bedrooms, main bath & laundry room. Two car garage has a driveway at the back. A/C for the hot summer days. Close to all amenities such as shopping, transportation, parks & trails. It's a Gem!

Built in 2018

### Essential Information

MLS® # E4441143

Price \$449,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,430
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	2261 Glenridding Boulevard
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3P4

### Amenities

Amenities	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, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 7th, 2025
Days on Market	35
Zoning	Zone 56

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