

\$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!

Built in 2018

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 | 6 |
| Zoning | Zone 56 |

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Listing information last updated on June 25th, 2025 at 3:47am MDT