

## \$448,800 - 2294 Glenridding Boulevard, Edmonton

MLS® #E4457042

**\$448,800**

4 Bedroom, 3.50 Bathroom, 1,273 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

What makes this home special? A professionally finished basement with permits! NO condo fees! End unit! Facing the park! With a large kitchen island, 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

|           |           |
|-----------|-----------|
| MLS® #    | E4457042  |
| Price     | \$448,800 |
| 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                                                                                                                |
| 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 | 54                   |
| Zoning         | Zone 56              |
| HOA Fees Freq. | Annually             |

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Listing information last updated on November 3rd, 2025 at 10:47am MST