

## \$499,000 - 2246 Glenridding Boulevard, Edmonton

MLS® #E4424805

**\$499,000**

4 Bedroom, 3.50 Bathroom, 1,460 sqft  
Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to this stunning 2200 SQFT living space, NON-CONDO-FEE, END-UNIT, FULLY-FINISHED BASMENT, 20 FT WIDE DOUBLE GARAGE dream home in Glenridding Heights! The end unit location creates an airy and spacious atmosphere and provides abundant natural light, making your living experience brighter and more comfortable. The 9ft main floor features LED lights to ensure modern convenience and energy efficiency. The second floor features three generously sized bedrooms with 2 full bathrooms. Fully-finished basement includes a bedroom, recreation room and full bathroom. This gorgeous townhome has been impeccably maintained by the original owner. AC and Water Softner are included. Walking distance to K-9 School. Easy access to Anthony Henday and Windermere Shopping Center.

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4424805  |
| Price      | \$499,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                      |
|----------------|----------------------|
| Square Footage | 1,460                |
| Acres          | 0.00                 |
| Year Built     | 2017                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2246 Glenridding Boulevard |
| Area        | Edmonton                   |
| Subdivision | Glenridding Heights        |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 3E5                    |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Asphalt, Stone, Vinyl  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, 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 |
| Middle     | Dr. Margaret-Ann Armour |
| High       | Lillian Osborne         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 8th, 2025 |
| Days on Market | 42              |
| Zoning         | Zone 56         |

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Listing information last updated on April 19th, 2025 at 3:47pm MDT