

## \$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 | 41             |
| Zoning         | Zone 56        |

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Listing information last updated on July 18th, 2025 at 7:47pm MDT