

# \$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      34

Zoning                Zone 56

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