

## \$449,900 - 2344 Glenridding Blvd, Edmonton

MLS® #E4442399

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,561 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Located in the most desirable GLENRIDDING HEIGHTS community, this exquisitely maintained three-bedroom, two-and-a-half-bathroom half-duplex with new carpet, new paint, new appliances and more, home features a double detached garage. this house boasts a charming front porch where you can enjoy your morning coffee. Enter to find a modern kitchen with quartz countertops and stainless-steel new appliances, as well as a bright and roomy living and dining area. Three bedrooms, including the main bedroom with an ensuite and walk-in closet, are located upstairs. Conveniently, the laundry is on the higher floor and central air conditioner. The unfinished basement offers you countless possibilities. situated close to shopping malls, major highways, two prospective schools (K-6) and (7-12), and a park and bus stop directly across the street. Landscaped and deck is completed.

Built in 2015

### Essential Information

MLS® #	E4442399
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,561
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2344 Glenridding Blvd
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3K6

### Amenities

Amenities	Air Conditioner, 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, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 13th, 2025

Days on Market 3

Zoning Zone 56

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