

## \$719,900 - 2135 Glenridding Way, Edmonton

MLS® #E4435961

**\$719,900**

3 Bedroom, 2.50 Bathroom, 2,396 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

This well-crafted former Landmark showhome offers a perfect mix of contemporary design and everyday comfort! The open main floor welcomes you with rich hardwood floors, 9'™ ceilings, and a sunlit layout ideal for everyday living and entertaining. At the heart of the home is a chef-inspired kitchen featuring a waterfall granite island, gas cooktop, built-in oven, high-end stainless steel appliances, and an oversized walk-through pantry. The spacious living area centers around a sleek gas fireplace, while a front den with coffered ceilings offers the perfect home office or flex space. Upstairs, you'll find a vaulted-ceiling bonus room and three good sized bedrooms. The luxurious primary suite includes a 5pce ensuite and walk-in closet, while the secondary bedrooms are connected by a Jack and Jill bathroom. Additional perks include a two-tiered low-maintenance deck, central A/C, garage in floor heating, built-in Sonos speakers, and rooftop solar panels to help reduce utility costs. Ready for you to call home!

Built in 2013

### Essential Information

MLS® # E4435961

Price \$719,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,396                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2135 Glenridding Way |
| Area        | Edmonton             |
| Subdivision | Glenridding Heights  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 2H4              |

### Amenities

|                |                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Vinyl Windows, Solar Equipment |
| Parking Spaces | 4                                                                                                                                 |
| Parking        | Double Garage Attached                                                                                                            |

### Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                    |
| Fireplaces        | Tile Surround                                                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                                                                                       |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                    |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                             |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Margaret-Ann Armour |
| Middle     | Dr. Margaret-Ann Armour |
| High       | Lillian Osborne School  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 36             |
| Zoning         | Zone 56        |

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Listing information last updated on June 16th, 2025 at 11:32pm MDT