

## \$463,900 - 2233 Glenridding Boulevard, Edmonton

MLS® #E4451921

**\$463,900**

3 Bedroom, 2.50 Bathroom, 1,259 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to Glenridding Heights, where style and comfort meet in this beautifully designed three-bedroom home. The main floor offers an inviting open concept layout with custom built-ins, chef kitchen featuring a stainless steel appliance package with gas stove, centre island with stone counters and breakfast bar, and pantry for extra storage. Upstairs, the primary suite includes a walk-in closet and a three-piece ensuite with double wide shower. A fully fenced, south-facing backyard is ideal for sunny afternoons, while the detached double car garage with laneway access adds convenience. Every detail has been thoughtfully considered, from elegant finishes to the warm, welcoming flow of the living spaces. Close to shops, parks, and schools, this home offers not only a place to live, but a lifestyle to be enjoyed every day.

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451921  |
| Price          | \$463,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,259     |



|            |                      |
|------------|----------------------|
| Acres      | 0.00                 |
| Year Built | 2016                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2233 Glenridding Boulevard |
| Area        | Edmonton                   |
| Subdivision | Glenridding Heights        |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 3E5                    |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Secured Parking, See Remarks |
| Parking   | Double Garage Detached                                                    |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| Stories           | 2                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                    |

### Exterior

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

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 8th, 2025 |
|-------------|------------------|

Days on Market 3

Zoning Zone 56

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Listing information last updated on August 11th, 2025 at 8:02am MDT