

# \$419,000 - 2269 Glenridding Boulevard, Edmonton

MLS® #E4459819

**\$419,000**

3 Bedroom, 2.50 Bathroom, 1,328 sqft  
Single Family on 0.00 Acres

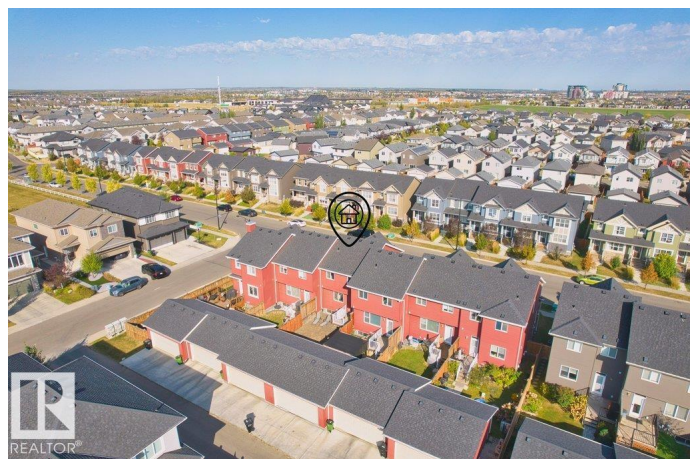
Glenridding Heights, Edmonton, AB

NO CONDO FEES! Welcome to this well-maintained 3 bedroom, 2.5 bath home in the desirable community of Glenridding Heights, where a charming front porch leads into an open main floor featuring vinyl plank flooring, a modern kitchen with quartz countertops and stainless steel appliances, a bright living and dining area, and a convenient half bath. Upstairs you'll find a spacious primary suite with walk-in closet and 3-piece ensuite, two additional bedrooms, a 4-piece bathroom, and the convenience of upper-floor laundry. The basement remains unfinished, ready for your future plans. Outside you'll enjoy a fenced yard and double detached garage. With parks, schools, shopping, and trails nearby, plus easy access to Anthony Henday and Ellerslie Road, this home combines comfort, practicality, and location. Don't Miss it!

Built in 2018

## Essential Information

MLS® #	E4459819
Price	\$419,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,328
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	2269 Glenridding Boulevard
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3P4

### **Amenities**

Amenities	On Street Parking, Deck, Detectors Smoke, See Remarks
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

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

### **Additional Information**

Date Listed            September 27th, 2025

Days on Market      43

Zoning                 Zone 56

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Listing information last updated on November 8th, 2025 at 10:47pm MST