

## \$479,900 - 2284 Glenridding Boulevard, Edmonton

MLS® #E4431544

**\$479,900**

4 Bedroom, 3.50 Bathroom, 1,437 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Amazing location with Glenridding Park and playground right across the street—plus no condo fees! This stylish and modern townhome offers an open-concept main floor with vinyl plank flooring, large windows, and loads of natural light. The bright white kitchen features quartz countertops, stainless steel appliances, and a corner pantry. You'll love the spacious dining and living areas, plus the added convenience of a 2-piece bath and mudroom off the back entrance. Upstairs, the primary bedroom includes a walk-in closet and 3-piece ensuite. Two more bedrooms, a 4-piece bath, and upper-floor laundry complete the level. The fully finished basement features a large rec room, 4th bedroom, and another full bath—perfect for guests or family. Outside, enjoy your private deck, fenced yard, and double detached garage. Steps to trails, ponds, shopping, and schools with easy access to the Henday and nearby bus routes. Welcome home!

Built in 2018

### Essential Information

MLS® #	E4431544
Price	\$479,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,437
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	2284 Glenridding Boulevard
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3P5

### Amenities

Amenities	No Smoking Home
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 17th, 2025

Days on Market 11

Zoning Zone 56

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