

## \$484,900 - 2284 Glenridding Boulevard, Edmonton

MLS® #E4431544

**\$484,900**

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     | \$484,900 |
| 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 2

Zoning Zone 56

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 6:32pm MDT