

## \$400,000 - 2271 Glenridding Boulevard, Edmonton

MLS® #E4464731

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,314 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Located near a ton of amenities with NO CONDO FEES, this home has a gorgeous front porch, 3 bedrooms, 2.5 bathrooms and a double garage. The main floor features an open concept design - with the kitchen in the centre, perfect for entertaining, or family time. The kitchen has quartz counters, stainless appliances and a centre island. There is one separate area that's perfect for a coffee or cocktail bar area, and another that could be a desk or additional bar or prep area. Upstairs you'll find the primary suite, complete with a walk in closet and full ensuite. Down the hall are two more well sized bedrooms and another full bathroom. This home is a MUST SEE!

Built in 2018

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4464731      |
| Price          | \$400,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,314         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |



|          |                      |
|----------|----------------------|
| Sub-Type | Residential Attached |
| Style    | 2 Storey             |
| Status   | Active               |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2271 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, Front Porch, Vinyl Windows |
| Parking   | Double Garage Detached                                               |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, 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, Landscaped, Level Land, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 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 November 5th, 2025 at 10:32pm MST