

## \$499,900 - 2379 Glenridding Boulevard, Edmonton

MLS® #E4456246

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,537 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Offering a DOUBLE ATTACHED GARAGE, air conditioning and prime location! Making this home ideal for multi-generational living with its In-law Suite, that has its OWN ENTRY. The main floor boasts an open-concept design with a modern kitchen, spacious dining area, and inviting living room. Upstairs you'll find 3 bedrooms + a BONUS room. The fully finished basement adds extra living space, a 2nd KITCHEN, 2nd Laundry and your 3rd FULL Bathroom. The double attached garage has durable epoxy floors, and the fenced backyard is perfect for outdoor enjoyment. Pride of ownership shows throughout with quality finishes and thoughtful details. Located near schools, parks, shopping, and major routes, this home combines comfort, convenience, and style in one great package. A fantastic opportunity in one of Edmonton's fastest-growing neighborhoods, with a MASSIVE REC CENTRE being developed around the corner!

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456246  |
| Price     | \$499,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,537                |
| Acres          | 0.00                 |
| Year Built     | 2014                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2379 Glenridding Boulevard |
| Area        | Edmonton                   |
| Subdivision | Glenridding Heights        |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 2W7                    |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                      |
| Parking        | Double Garage Attached, Parking Pad Cement/Paved       |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                        |
| Appliances        | Air Conditioning-Central, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                               |
| Stories           | 3                                                                                                                       |
| Has Suite         | Yes                                                                                                                     |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Finished                                                                                                          |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                           |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                             |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 4                   |
| Zoning         | Zone 56             |
| HOA Fees Freq. | Annually            |

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Listing information last updated on September 9th, 2025 at 7:47pm MDT