

## \$424,900 - 2426 Glenridding Boulevard, Edmonton

MLS® #E4449389

**\$424,900**

3 Bedroom, 2.50 Bathroom, 1,406 sqft

Single Family on 0.00 Acres

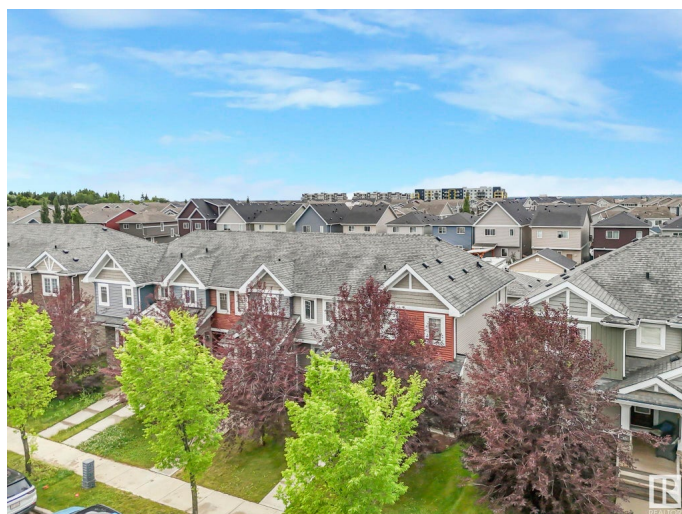
Glenridding Heights, Edmonton, AB

**MOVE IN READY!!** This very well maintained home in Glenridding Heights is ready for you to call it home. **END UNIT** Townhouse with **NO CONDO FEES**. This home features **VINYL PLANK FLOORING** on the main floor, **QUARTZ COUNTERS** and a **MAIN FLOOR LAUNDRY ROOM**. Upgraded Extended Cabinets in the Kitchen offer ample storage, and a 2-PC guest bathroom off the Mudroom complete the main level. The second floor Primary has a large walk-in closet & Full (4-PC) Ensuite. Down the hall are **TWO** more **SPACIOUS BEDROOMS**, **BOTH w/ WALK-IN CLOSETS**. The basement is **UNFINISHED** with rough-ins for a 3rd bathroom, open to you design imagination. A large deck in the backyard is spacious for lounging & BBQing in the summer and the **DOUBLE DETACHED GARAGE** is spacious enough for your vehicles & storage.

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449389  |
| Price      | \$424,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                      |
|----------------|----------------------|
| Square Footage | 1,406                |
| Acres          | 0.00                 |
| Year Built     | 2014                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2426 Glenridding Boulevard |
| Area        | Edmonton                   |
| Subdivision | Glenridding Heights        |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 2T4                    |

### Amenities

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, No Smoking Home |
| Parking Spaces | 3                                                                                                                       |
| Parking        | Double Garage Detached                                                                                                  |

### Interior

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

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                        |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Dr M-A Armour, Joan Carr  |
| Middle     | Dr M-A Armour, Joan Carr  |
| High       | Lillian O, F. M McCaffery |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 56         |
| HOA Fees Freq. | Other           |

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Listing information last updated on August 14th, 2025 at 9:47am MDT