

## \$449,900 - 2448 Glenridding Boulevard, Edmonton

MLS® #E4450757

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,394 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to this stunning 1394 SQFT, NON-CONDO-FEE, END-UNIT, FULLY-FINISHED BASMENT, AIR-CONDITIONER, 20 FT WIDE DOUBLE GARAGE dream home in Glenridding! The end unit location creates an airy and spacious atmosphere and provides abundant natural light, making your living experience brighter and more comfortable. The main floor features LED lights to ensure modern convenience and energy efficiency. The second floor features three generously sized bedrooms with 2 full bathrooms. Fully-finished basement includes a bedroom, recreation room and full bathroom. This gorgeous townhome has been impeccably maintained by the original owner. Walking distance to Elementary School. Easy access to Anthony Henday and Windermere Shopping Center.

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450757  |
| Price          | \$449,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,394     |



|            |                      |
|------------|----------------------|
| Acres      | 0.00                 |
| Year Built | 2014                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2448 Glenridding Boulevard |
| Area        | Edmonton                   |
| Subdivision | Glenridding Heights        |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 2T4                    |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                           |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| Stories           | 3                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                      |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                     |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stone, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                                     |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Margaret-Ann Armour |
|------------|-------------------------|

|        |                         |
|--------|-------------------------|
| Middle | Dr. Margaret-Ann Armour |
| High   | Lillian Osborne         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 56         |

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Listing information last updated on August 30th, 2025 at 4:47pm MDT