

## \$405,000 - 2344 Glenridding Boulevard, Edmonton

MLS® #E4420646

**\$405,000**

3 Bedroom, 2.50 Bathroom, 1,552 sqft  
Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

This half duplex features a private yard, front veranda, back deck, and double detached garage! The main floor includes a bright living room, dining space, powder bathroom, and two-tone island kitchen with stone countertops. Upstairs discover your primary bedroom with walk-in closet and ensuite bathroom with dual vanity. Two secondary bedrooms also have walk-in closets and share the main 4pc. bathroom. Enjoy convenient second floor laundry hook-ups. Room to grow with an unfinished basement. Close to transit, schools, parks, and shopping.

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4420646      |
| Price          | \$405,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,552         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |



Status Active

### Community Information

Address 2344 Glenridding Boulevard  
Area Edmonton  
Subdivision Glenridding Heights  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6W 3K6

### Amenities

Amenities Deck, Vinyl Windows  
Parking Double Garage Detached

### Interior

Interior Features ensuite bathroom  
Appliances See Remarks  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Wood, Stone, Vinyl  
Exterior Features Back Lane, Landscaped, Schools, Shopping Nearby, Partially Fenced  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed February 4th, 2025  
Days on Market 60  
Zoning Zone 56

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Listing information last updated on April 5th, 2025 at 10:32am MDT