

Courtesy Of Joseph Guziak Of The E Group Real Estate

## \$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 14  
Zoning Zone 56  
HOA Fees Freq. Annually

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 September 19th, 2025 at 7:02am MDT