

## \$465,000 - 2355 Glenridding Bv Sw, Edmonton

MLS® #E4437771

**\$465,000**

3 Bedroom, 2.50 Bathroom, 1,549 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Amazing Location & Upgrades?? - Check! AC, Granite Counter tops, finished EXTENDED Garage, 9 ft basement ceiling, Triple pane windows, Fresh Paint and much much more!

As you enter from your private side entrance, your foyer leads you to the main level with just a couple of stairs or to the private unspoiled basement, separated by a door! The main floor is ideal for entertaining with a kitchen that overlooks the living room and the dining space is located just off the deck. A half bath, storage closet completes this floor. The second floor provides three large bedrooms, two bathrooms, a laundry closet and a unique flex/bonus room. The master retreat has a large walk in closet and it's own private four piece ensuite. The second floor laundry room comes with storage shelving. The unfinished basement is well layed out, providing great spaces for future legal suite, in law suite or your dream Rec area. On the outside, you have a fully fenced and landscaped backyard to enjoy the summer days with privacy!

Built in 2014

### Essential Information

MLS® # E4437771

Price \$465,000



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,549                |
| Acres          | 0.00                 |
| Year Built     | 2014                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2355 Glenridding Bv Sw |
| Area        | Edmonton               |
| Subdivision | Glenridding Heights    |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 2T2                |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                  |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                               |
| Stories           | 2                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                                        |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby, |

|              |                                                 |
|--------------|-------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                |
| Construction | Wood, Stone, Vinyl                              |
| Foundation   | Concrete Perimeter                              |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 26             |
| Zoning         | Zone 56        |

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Listing information last updated on June 17th, 2025 at 12:17pm MDT