

## \$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	27
Zoning	Zone 56

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 June 18th, 2025 at 12:47pm MDT