

## \$740,000 - 2135 Glenridding Way, Edmonton

MLS® #E4431181

**\$740,000**

3 Bedroom, 2.50 Bathroom, 2,396 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

This well-crafted former Landmark showhome offers a perfect mix of contemporary design and everyday comfort! The open main floor welcomes you with rich hardwood floors, 9'™ ceilings, and a sunlit layout ideal for everyday living and entertaining. At the heart of the home is a chef-inspired kitchen featuring a waterfall granite island, gas cooktop, built-in oven, high-end stainless steel appliances, and an oversized walk-through pantry. The spacious living area centers around a sleek gas fireplace, while a front den with coffered ceilings offers the perfect home office or flex space. Upstairs, you'll find a vaulted-ceiling bonus room and three good sized bedrooms. The luxurious primary suite includes a 5pce ensuite and walk-in closet, while the secondary bedrooms are connected by a Jack and Jill bathroom. Additional perks include a two-tiered low-maintenance deck, central A/C, garage in floor heating, built-in Sonos speakers, and rooftop solar panels to help reduce utility costs. Ready for you to call home!

Built in 2013

### Essential Information

MLS® # E4431181

Price \$740,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,396
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2135 Glenridding Way
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2H4

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Vinyl Windows, Solar Equipment
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Dr. Margaret-Ann Armour
Middle	Dr. Margaret-Ann Armour
High	Lillian Osborne School

### Additional Information

Date Listed	April 16th, 2025
Days on Market	3
Zoning	Zone 56

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