

## \$719,900 - 2135 Glenridding Way, Edmonton

MLS® #E4435961

**\$719,900**

3 Bedroom, 2.50 Bathroom, 2,396 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to this beautifully designed former Landmark showhome, where modern elegance meets everyday functionality. Rich hardwood floors, 9'™ ceilings, and a bright, open-concept main floor create the perfect space for entertaining or relaxing. The chef's kitchen shines with a waterfall granite island, gas cooktop, built-in oven, premium stainless steel appliances, and a walk-through pantry. The cozy living room centers around a sleek gas fireplace, while the front den with coffered ceilings is perfect for a home office or flex space. Upstairs, a vaulted ceiling enhances the spacious bonus room, alongside three bedrooms. The primary suite offers a luxurious 5-piece ensuite and walk-in closet, with a Jack & Jill bath connecting the secondary rooms. Enjoy hosting with stunning pond views from your two-tiered composite deck. Additional features include central A/C, garage in-floor heating, whole-home custom built-in Sonos audio system, and rooftop solar panels. A perfect blend of style and comfort.

Built in 2013

### Essential Information

MLS® # E4435961

Price \$719,900

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    | May 12th, 2025 |
| Days on Market | 85             |
| Zoning         | Zone 56        |

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Listing information last updated on August 5th, 2025 at 5:17am MDT