

# **\$729,999 - 227 Glenridding Ravine Road, Edmonton**

MLS® #E4429724

**\$729,999**

3 Bedroom, 2.50 Bathroom, 1,945 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to this stunning Edmonton home on one of the city's best lots! This beauty boasts a massive yard backing onto a serene ravine reserve, just seconds from scenic walking trails. Inside, enjoy a beautiful open layout with main floor upgrades: thick river quartz countertops, full wood cabinets, and an oversized eat-up bar. Stainless steel appliances shine in the kitchen, while a versatile den offers space for an office, kids' playroom, or 4th bedroom. Upstairs, a spacious bonus room awaits, alongside a full bathroom with quartz upgrades. The large master bedroom overlooks the ravine through big windows, paired with a massive ensuite featuring a tiled walk-in shower, his-and-her sinks, and a walkthrough to a generous walk-in closet tied to the laundry room. All bathrooms gleam with quartz counters. The basement, with a separate entrance, is primed for a legal suite. This rare gem combines luxury, nature, and potential—don't miss out!

Built in 2022

## **Essential Information**

MLS® # E4429724

Price \$729,999

Bedrooms 3

Bathrooms 2.50



Full Baths	2
Half Baths	1
Square Footage	1,945
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	227 Glenridding Ravine Road
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5C2

### Amenities

Amenities	Ceiling 9 ft., Hot Water Tankless, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Environmental Reserve, Fenced, Golf Nearby, Low Maintenance Landscape, Park/Reserve,

Playground Nearby, Private Setting, Ravine View, River Valley View, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 8th, 2025
Days on Market	12
Zoning	Zone 56

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