

# **\$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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Listing information last updated on April 20th, 2025 at 3:17am MDT