

# **\$749,998 - 275 Glenridding Ravine Road, Edmonton**

MLS® #E4416552

**\$749,998**

3 Bedroom, 2.50 Bathroom, 2,420 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

\*\*\* RAVINE BACKING \*\*\* This is your last chance to own this beautiful  
• built by the award winning Pacesetter homes and is located on a quiet street in the heart of Glenridding Ravine. This unique property in Glenridding Ravine offers nearly 2500 sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office or even a second living room if needed, as well as an open kitchen with quartz counters, and a large corner pantry that is open to the kitchen across from the large great room with 18 foot ceilings that is open to below. Large windows allow natural light to pour in throughout the house. Upstairs you™ll find 3 bedrooms and a good sized bonus room. This is the perfect place to call home and is located just steps from all amenities. \*\*\* Home is under construction and will be complete in the Spring/Summer of 2025. The photos used are from the same layout home recently built but colors may vary\*\*\*

Built in 2024

## **Essential Information**

MLS® # E4416552

Price \$749,998



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,420                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 275 Glenridding Ravine Road |
| Area        | Edmonton                    |
| Subdivision | Glenridding Ravine          |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 5C3                     |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 20th, 2024 |
| Days on Market | 119                 |
| Zoning         | Zone 56             |

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Listing information last updated on April 18th, 2025 at 6:02pm MDT