

# **\$417,500 - 565 Glenridding Ravine Drive, Edmonton**

MLS® #E4441958

**\$417,500**

3 Bedroom, 2.50 Bathroom, 1,332 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Better than new! Enjoy the perks of a newer build without having to deal with landscaping, fencing, window coverings & building a deck - this home has it all done. With a smart open-concept layout & roughly 1330 sqft, it showcases neutral tones & quality finishes throughout. From the moment you enter, the 9ft ceilings & seamless flow between the living, dining & kitchen areas stand out. The kitchen features stainless steel appliances, granite countertops, subway tile backsplash & stylish two-tone cabinets. Upstairs offers 3 bedrooms, including a spacious primary suite with a 4pc ensuite & large walk-in closet. Another full bathroom & convenient upper floor laundry complete the second level. The unfinished basement awaits your personal touch. Enjoy sunny days in the south-facing backyard from your private deck. Additional perks include no condo fees, central A/C & an oversized single detached garage!

Built in 2019

## **Essential Information**

MLS® #	E4441958
Price	\$417,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,332
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	565 Glenridding Ravine Drive
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4P1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Vinyl Windows, See Remarks
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 12th, 2025
Days on Market	28
Zoning	Zone 56
HOA Fees Freq.	Annually

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