

# \$779,998 - 275 Glenridding Ravine Road, Edmonton

MLS® #E4416552

**\$779,998**

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 *Secretariat* 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 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 2024. The photos used are from the same layout home recently built but colors may vary\*\*\*

Built in 2024

## Essential Information

MLS® # E4416552

Price \$779,998

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      84

Zoning                 Zone 56

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