

## **\$438,700 - 21331 89 Avenue, Edmonton**

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MLS® #E4454013

**\$438,700**

3 Bedroom, 2.00 Bathroom, 1,100 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

Welcome to this charming and affordable home in the sought after west end community of Suder Greens! Known for its parks, Golf, quick access to shopping, Henday and Yellowhead . Open main floor features a spacious living room, kitchen with ample cabinetry and counter space, convenient eating bar, walk-in pantry and dining area perfect for family meals and entertainment. Upper level has a versatile open loft ideal for a home office, play area, or cozy reading nook. Primary bedroom offers a walk-in closet and direct access to the main bathroom and a comfortably sized second bedroom for family or guests. Fully finished third level, complete with a large rec room, bright bathroom, and a spacious bedroom with its own walk-in closet. The fourth level is ready for your personal touch, with space for future development. Has a designated area for laundry and utilities. Features New hot water tank and AC, stainless steel appliances, double detached garage, a fenced yard with lovely fruit trees. Move In Ready!

Built in 2003

### **Essential Information**

MLS® #                      E4454013

Price                         \$438,700



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,100                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 21331 89 Avenue |
| Area        | Edmonton        |
| Subdivision | Suder Greens    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 6V4         |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home |
| Parking   | Double Garage Detached                                                         |

### Interior

|              |                                                                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                     |
| Stories      | 3                                                                                                                                                             |
| Has Basement | Yes                                                                                                                                                           |
| Basement     | Full, Partially Finished                                                                                                                                      |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Public Transportation |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Vinyl                                                       |

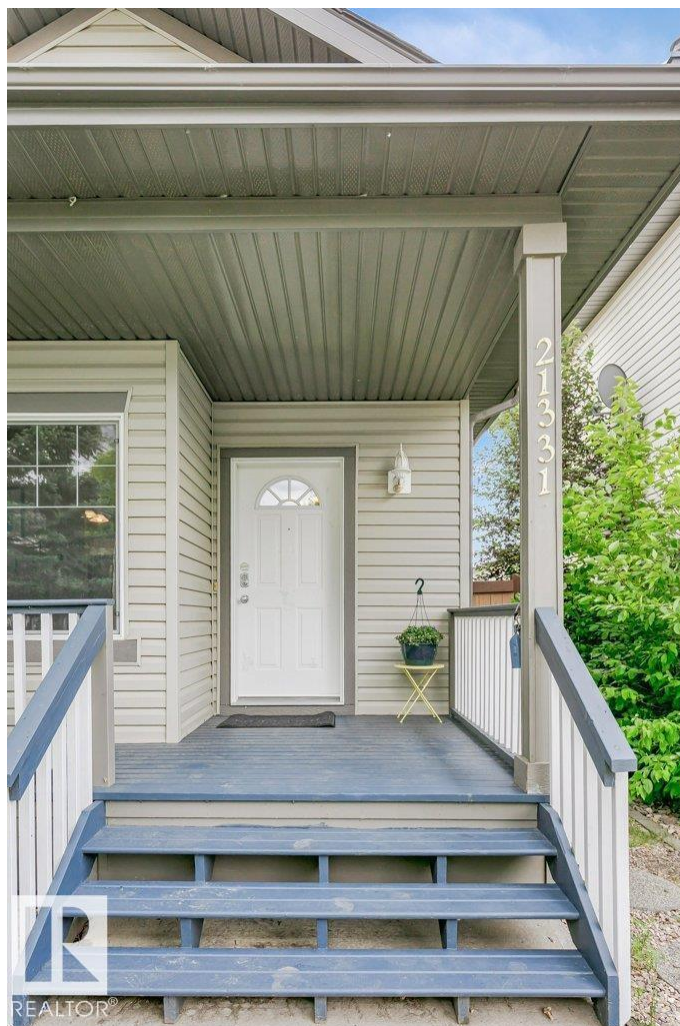
Foundation Concrete Perimeter

### Additional Information

Date Listed August 21st, 2025

Days on Market 15

Zoning Zone 58



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Listing information last updated on September 5th, 2025 at 4:02pm MDT