

# \$469,900 - 21240 91 Avenue, Edmonton

MLS® #E4450608

**\$469,900**

3 Bedroom, 3.50 Bathroom, 1,333 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

Welcome to this immaculate 2-storey home in the heart of Suder Greens! Upstairs - 3 spacious bedrooms and 2 full bathrooms. This home offers functional family living with room to grow. The main floor boasts a warm and inviting layout with a cozy fireplace in the living room, plus a kitchen and dining area that are perfect for hosting. The fully finished basement includes a full bathroom and a versatile family space ideal for movie nights or a home gym. Situated on a larger lot with a fully fenced yard, enjoy outdoor living on the generous back deck—perfect for summer BBQs. The oversized double detached garage provides ample room for vehicles and storage. You™ll love the location—steps from schools, playgrounds, and shopping, with quick access to Anthony Henday and Whitemud Drive. West Edmonton Mall and the Lewis Estates Golf Course are minutes away. Don™t let the exterior fool you—this home is spotless, well-maintained, and move-in ready! A true gem in a prime location.

Built in 2006

## Essential Information

MLS® # E4450608

Price \$469,900

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,333
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	21240 91 Avenue
Area	Edmonton
Subdivision	Suder Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0W4

### Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Vinyl Windows
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Flat Site, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 31st, 2025
Days on Market	2
Zoning	Zone 58

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