

## **\$459,900 - 21331 89 Avenue, Edmonton**

MLS® #E4441898

**\$459,900**

3 Bedroom, 2.00 Bathroom, 1,100 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

Welcome to this charming 4 level split in Suder Greens. Imagine sitting on the covered front porch sipping iced tea in this lovely neighborhood. Step inside to the welcoming openness of the Livingroom and Kitchen. The kitchen has plenty of cabinets and counterspace with an eating bar plus a walk in pantry. The large eating area is open to the kitchen and livingroom. The upper level has an open loft area perfect for an office or play area. The primary bedroom has a walk in closet and direct access to the main bathroom and the second bedroom is a good size. The fully finished 3rd level has laminate flooring, a large rec room, bright bathroom and a large bedroom with walk in closet. The 4th level is ready for development and has a separated area with the laundry and utility room. Many features include a new Hot Water Tank and new AC, stainless steel appliances, double detached garage and a fenced backyard with lovely fruit trees. Well taken care of. This home is ready for new owners to love it!

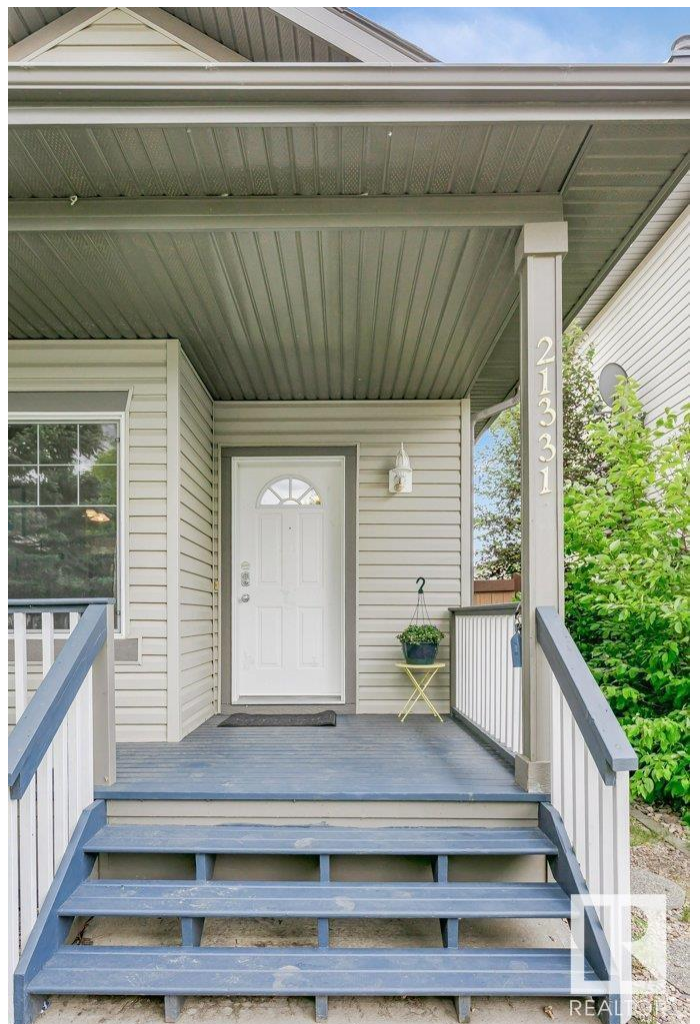
Built in 2003

### **Essential Information**

MLS® # E4441898

Price \$459,900

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

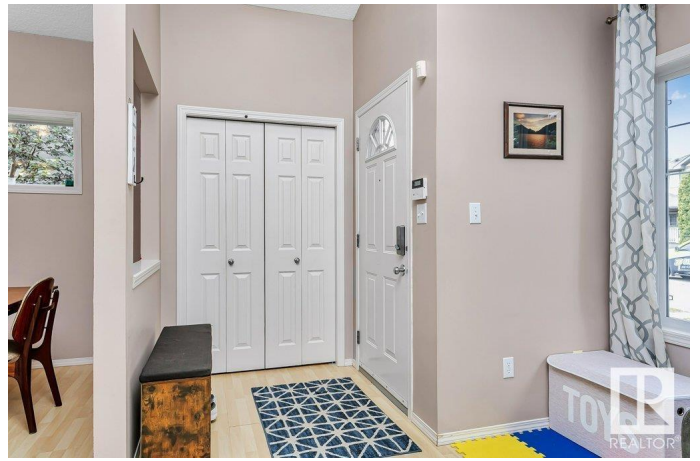
|              |                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Stove-Electric, Washer, 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 June 12th, 2025  
Days on Market 4  
Zoning Zone 58



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Listing information last updated on June 16th, 2025 at 1:18pm MDT