

## \$215,000 - 226 278 Suder Greens Drive, Edmonton

MLS® #E4454988

**\$215,000**

1 Bedroom, 1.00 Bathroom, 837 sqft

Condo / Townhouse on 0.00 Acres

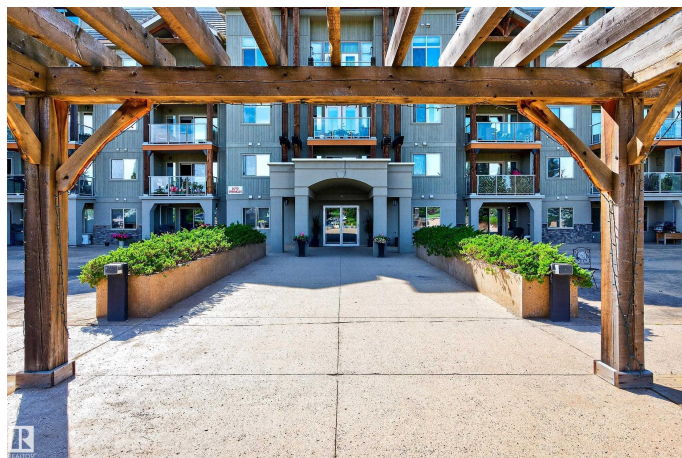
Suder Greens, Edmonton, AB

Updated 1-bedroom plus den with stunning park views. This elegant unit features newer stainless steel appliances, vinyl plank flooring, and modern fixtures. Bright and welcoming, with large windows and a white kitchen overlooking the park. The den can be used as a second bedroom (has a sprinkler, no window needed). The primary bedroom faces the park with a walk-through closet leading to a spacious four-piece bathroom. In-suite laundry offers extra storage, and a covered balcony provides an outdoor relaxing space. Includes heated underground parking with an attached storage cage. The Lodge at Lewis Estates is a well-maintained 30+ year old complex with amenities like a social room, gym, hot tub, sauna, theatre, two car washes, and rooftop patios. Located next to Lewis Estates Golf Course, offering quick access to amenities and transit. A rare opportunity to enjoy mature living with fantastic amenities.

Built in 2004

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454988  |
| Price      | \$215,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 837                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 226 278 Suder Greens Drive |
| Area        | Edmonton                   |
| Subdivision | Suder Greens               |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5T 6V6                    |

### Amenities

|                |                                                                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Exercise Room, Hot Tub, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Sauna; Swirlpool; Steam, Social Rooms, Sprinkler System-Fire, Storage Cage |
| Parking Spaces | 1                                                                                                                                                                                 |
| Parking        | Heated, Underground                                                                                                                                                               |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                  |
| Appliances        | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | In Floor Heat System, Natural Gas                                                 |
| # of Stories      | 4                                                                                 |
| Stories           | 1                                                                                 |
| Has Basement      | Yes                                                                               |
| Basement          | None, No Basement                                                                 |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                    |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                                                                                          |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 58           |
| Condo Fee      | \$440             |

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Listing information last updated on August 30th, 2025 at 6:32pm MDT