# \$435,000 - 21351 91 Avenue, Edmonton

MLS® #E4447520

## \$435,000

3 Bedroom, 2.50 Bathroom, 1,321 sqft Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

Incredible ownership opportunity in family friendly Suder Greens (Cul de Sac location)!! Significantly updated systems. Roof replaced in 2023. New AC in 2024. HWT in 2024. New HE furnace in 2022. Diligently maintained. Perfect for the growing family, or shrewd investor! An in demand Open Concept main floor with inviting living/dining area adjacent to the island kitchen, makes for a perfect family and extended entertaining main floor layout. 3 bedrooms upstairs including a spacious primary bedroom with 4 piece ensuite, and walk in closet. This A/C cooled home has an additional 4 piece bath upstairs, and convenient 1/2 bath on the main floor. The functional basement is ready for your own design ideas but could include an additional bedroom, bathroom, and living space. Good sized yard and a DOUBLE detached garage. The inviting front porch has been refurbished and painted. Terrific curb appeal! Permanent steps and handrail installed in the back. August 25 or beyond for possession.





Built in 2005

#### **Essential Information**

MLS® # E4447520 Price \$435,000

Bedrooms 3

Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 1,321 Acres 0.00 Year Built 2005

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 21351 91 Avenue

Area Edmonton

Subdivision Suder Greens

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 6Y9

## **Amenities**

Amenities Air Conditioner, Hot Water Natural Gas, No Animal Home, No Smoking

Home, Vinyl Windows

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer -

Energy Star, Window Coverings, See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Cul-De-Sac, Fenced, Landscaped, No Through Road,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Winterburn School

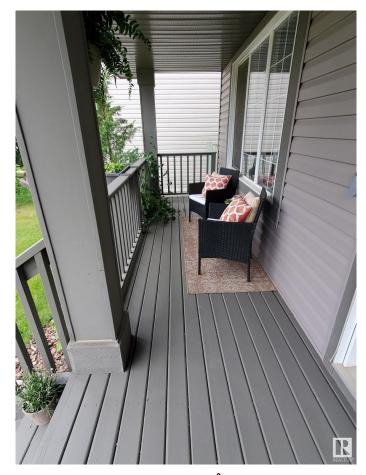
Middle Michael Phair High Jasper Place

## **Additional Information**

Date Listed July 13th, 2025

Days on Market 3

Zoning Zone 58



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Listing information last updated on July 16th, 2025 at 5:47am MDT