

## **\$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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