

## \$446,000 - 21240 91 Avenue, Edmonton

MLS® #E4450608

**\$446,000**

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 \$446,000

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 | 24              |
| Zoning         | Zone 58         |

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Listing information last updated on August 24th, 2025 at 10:47am MDT