

## \$528,000 - 21236 91 Avenue, Edmonton

MLS® #E4449603

**\$528,000**

3 Bedroom, 3.50 Bathroom, 1,586 sqft

Single Family on 0.00 Acres

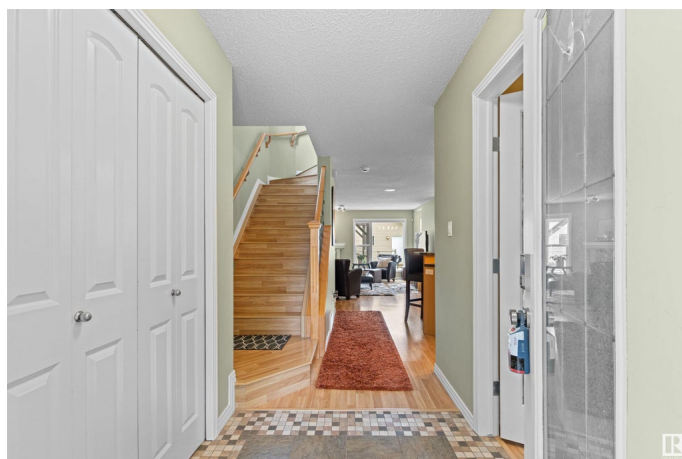
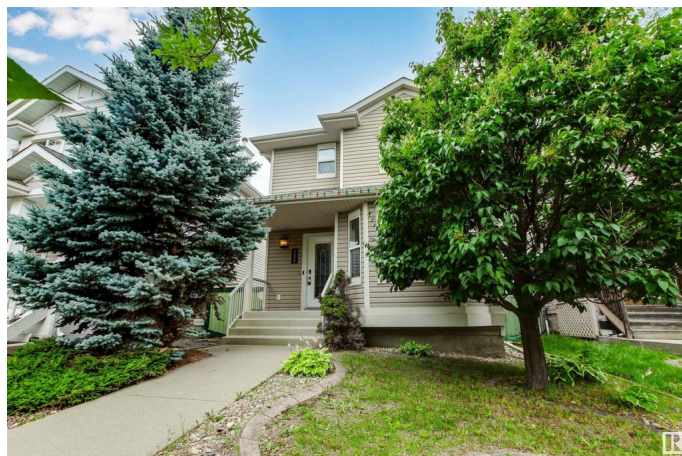
Suder Greens, Edmonton, AB

This home is located on a quiet cul-de-sac in Suder Greens. Perfectly maintained, 3 bdrm., 4 bathroom two storey is finished top to bottom. Beautiful main floor office, open kitchen, dining room and family room with fireplace. Primary suite with large walk-in closet, double vanity and jetted corner tub ensuite. An additional 4 piece bathroom on the 2nd floor as well as, a 2nd bedroom and large bonus laundry room. The fully finished basement features 9 ft. ceilings and in-floor heat throughout. The home has a 70 gallon hot water tank, & central vac. Oversized double garage with large attic storage space accessible by the pull down stairs. Deck and pergola finish off the backyard. New roof May 2023, dishwasher/2020, microwave hood fan/2020.

Built in 2006

### Essential Information

MLS® #	E4449603
Price	\$528,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,586
Acres	0.00



Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	21236 91 Avenue
Area	Edmonton
Subdivision	Suder Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0W4

### Amenities

Amenities	Deck, Wet Bar, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 25th, 2025  
Days on Market        1  
Zoning                    Zone 58

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