

# **\$454,900 - 21303 91 Avenue, Edmonton**

MLS® #E4441275

**\$454,900**

4 Bedroom, 3.50 Bathroom, 1,421 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

Immaculate & Updated Family Oasis in Suder Greens! Welcome to this beautifully maintained 2-story home, freshly professionally painted, on a huge corner lot premier location - bordering the serene Golf Course! Main Floor: Bask in natural light with laminate floors. The sun-drenched kitchen featuring newer SS appliances and island flows seamlessly into the dining area & bright living room-perfect for family life. Practical 2-piece bath +laundry/mudroom finishes this level. Upstairs: Three peaceful bedrooms and two full bathrooms. Basement(Fully Finished):Expands your space with a 4th bedroom, full bath, and spacious rec room.Extras:Newer hot water tank +finished double garage.Kids will thrive in the massive, sunny backyard. Located steps from top-rated schools, parks, pathways, and the golf course's green vistas, this home offers unmatched family convenience plus quick access to Henday, shopping, and amenities.MOVE-IN READY perfection-combining updates, space, light & a premier location awaits!



Built in 2005

## **Essential Information**

MLS® # E4441275

Price \$454,900

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,421
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	21303 91 Avenue
Area	Edmonton
Subdivision	Suder Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6Y9

### Amenities

Amenities	No Smoking Home, Patio
Parking	Double Garage Detached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Winterburn,Bishop D Motiuk
Middle	M Phair ,Bishop D Motiuk
High	Jasper P,Blessed O Romero

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	8
Zoning	Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 4:17pm MDT