

\$438,700 - 21331 89 Avenue, Edmonton

MLS® #E4454013

\$438,700

3 Bedroom, 2.00 Bathroom, 1,100 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

Welcome to this charming and affordable home in the sought after west end community of Suder Greens! Known for its parks, Golf, quick access to shopping, Henday and Yellowhead . Open main floor features a spacious living room, kitchen with ample cabinetry and counter space, convenient eating bar, walk-in pantry and dining area perfect for family meals and entertainment. Upper level has a versatile open loft ideal for a home office, play area, or cozy reading nook. Primary bedroom offers a walk-in closet and direct access to the main bathroom and a comfortably sized second bedroom for family or guests. Fully finished third level, complete with a large rec room, bright bathroom, and a spacious bedroom with its own walk-in closet. The fourth level is ready for your personal touch, with space for future development. Has a designated area for laundry and utilities. Features New hot water tank and AC, stainless steel appliances, double detached garage, a fenced yard with lovely fruit trees. Move In Ready!

Built in 2003

Essential Information

MLS® # E4454013

Price \$438,700



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	21331 89 Avenue
Area	Edmonton
Subdivision	Suder Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6V4

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home
Parking	Double Garage Detached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl

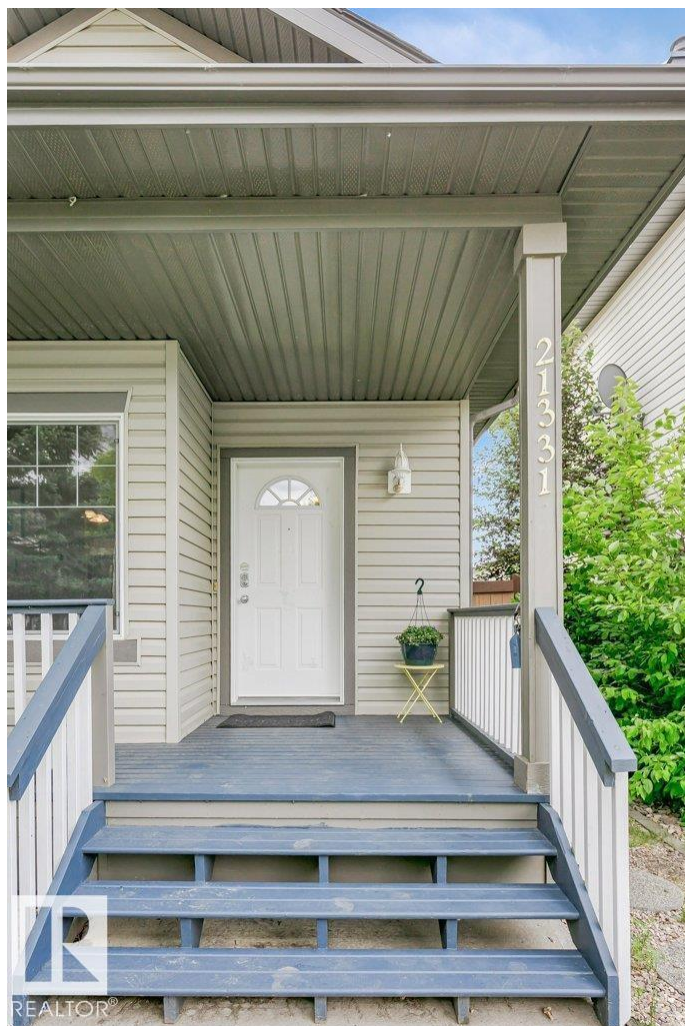
Foundation Concrete Perimeter

Additional Information

Date Listed August 21st, 2025

Days on Market 4

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 August 25th, 2025 at 12:33pm MDT