

## \$449,900 - 21355 91 Avenue, Edmonton

MLS® #E4462956

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,679 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

This charming 2 story highlights almost 1700sqft of functional space while offering flexibility & comfort that affords any homeowner versatility over time! Located in established Suder Greens this lovely home offers functional spaces that live large & wait to be enjoyed by friends & family to eat, entertain, work or relax. Boasting an oversized footprint, this culdesac home highlights a front living space in addition to an oversized family rm that overlooks a large south facing deck. The kitchen is anchored by a functional island while the layout can easily accommodate a generous table for any gathering. Additional sqftg is noted in the back entry with enough room for cubbies, bench & abundance of storage. Main flr boasts a unique full bthrm while the upper level boasts 3 full bdrms, additional bthrm & full ensuite. The bsmnt is complete with yet another 1½ bath, 4th bdrm & flexible rec space. DOUBLE GARAGE, A/C, close to all amenities, golf course, bus routes, schools & major thoroughfares! This one won't disappoint!

Built in 2005

### Essential Information

MLS® # E4462956

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,679                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 21355 91 Avenue |
| Area        | Edmonton        |
| Subdivision | Suder Greens    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 6Y9         |

### Amenities

|           |                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Closet Organizers, Deck, Front Porch, Hot Water Natural Gas |
| Parking   | Double Garage Detached                                                                          |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | Corner                                                                                                                                                          |
| Stories           | 3                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

### 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                                                                                                             |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 58            |

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Listing information last updated on October 26th, 2025 at 3:02am MDT