

## \$448,500 - 21331 89 Avenue, Edmonton

MLS® #E4441898

**\$448,500**

3 Bedroom, 2.00 Bathroom, 1,100 sqft

Single Family on 0.00 Acres

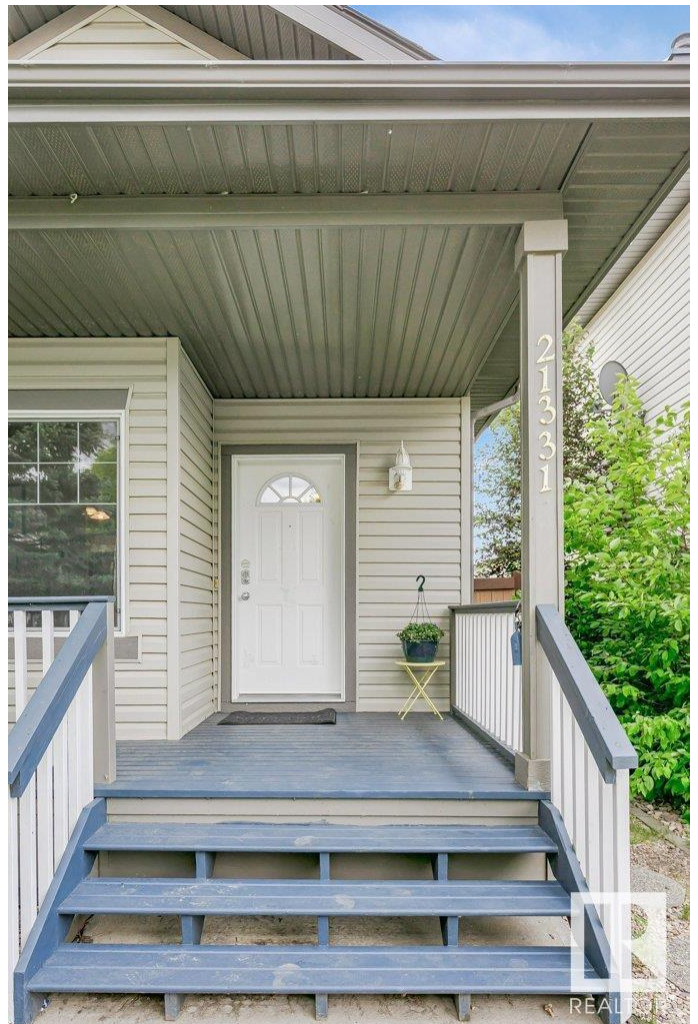
Suder Greens, Edmonton, AB

Charming 4 level split in Suder Greens. Step inside to bright open main floor featuring a spacious living room, well-designed kitchen with ample cabinetry, generous counter space, convenient eating bar, a walk-in pantry and dining area perfect for family meals and entertainment. Upstairs 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. The fully finished third level adds more living space, 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 and a designated area for laundry and utilities. Additional highlights include a New hot water tank and AC, stainless steel appliances, double detached garage, a fenced yard with lovely fruit trees. This home is Move In Ready!

Built in 2003

### Essential Information

MLS® #	E4441898
Price	\$448,500
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, Garage Opener, Stove-Electric, Washer, 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 June 12th, 2025  
Days on Market 52  
Zoning Zone 58



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Listing information last updated on August 3rd, 2025 at 12:47am MDT