

## \$469,800 - 21335 89 Avenue, Edmonton

MLS® #E4431453

**\$469,800**

4 Bedroom, 3.50 Bathroom, 1,464 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

Welcome to this inviting two-storey home in desirable Suder Greens! Featuring 4 bedrooms and 3.5 bathrooms, the charming front porch sets the tone for relaxing mornings and summer evenings. Inside, the spacious living room offers a cozy corner gas fireplace—perfect for gatherings. The bright dining area welcomes guests with ease, while the main floor includes a laundry room and convenient 2-piece bath. Upstairs, you'll find well-sized bedrooms, and the fully finished basement adds extra living space with under-the-stairs storage. Enjoy the south-facing backyard and double detached garage. With quick access to the Henday, Whitemud Drive, Costco, and more, this home is full of potential and ready for your personal touch!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431453  |
| Price          | \$469,800 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,464     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2004                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 21335 89 Avenue |
| Area        | Edmonton        |
| Subdivision | Suder Greens    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 6V4         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Detectors Smoke, Front Porch |
| Parking   | Double Garage Detached             |

### Interior

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

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                        |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Vinyl                                                                                        |
| Foundation        | Concrete Perimeter                                                                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 17               |

Zoning

Zone 58

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Listing information last updated on May 4th, 2025 at 6:47am MDT