

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

MLS® #E4441898

**\$448,500**

3 Bedroom, 2.00 Bathroom, 1,100 sqft

Single Family on 0.00 Acres

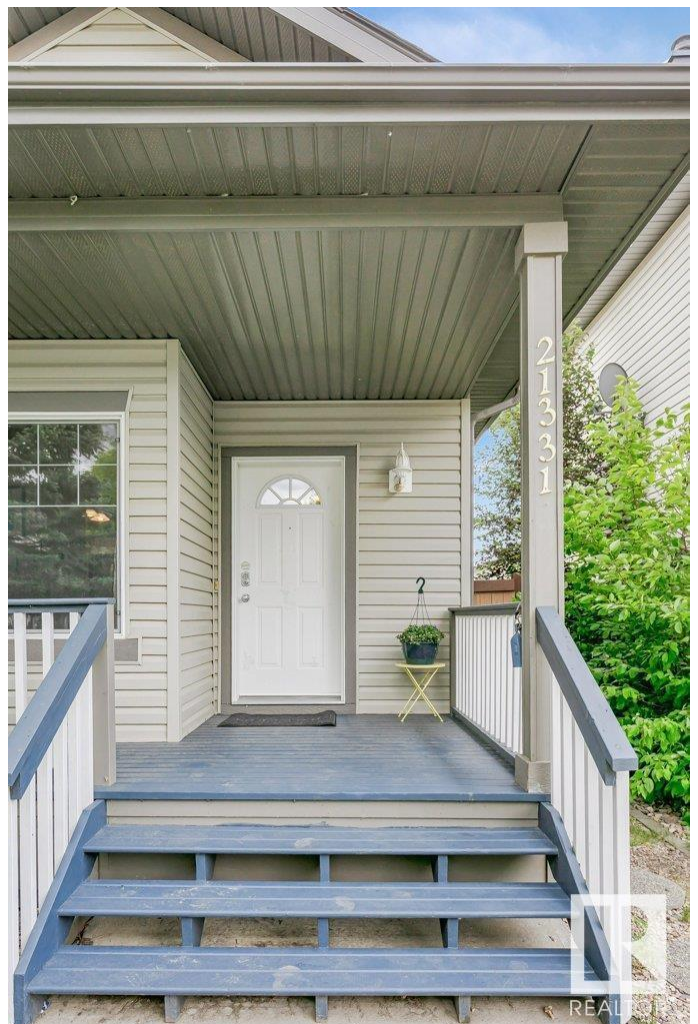
Suder Greens, Edmonton, AB

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

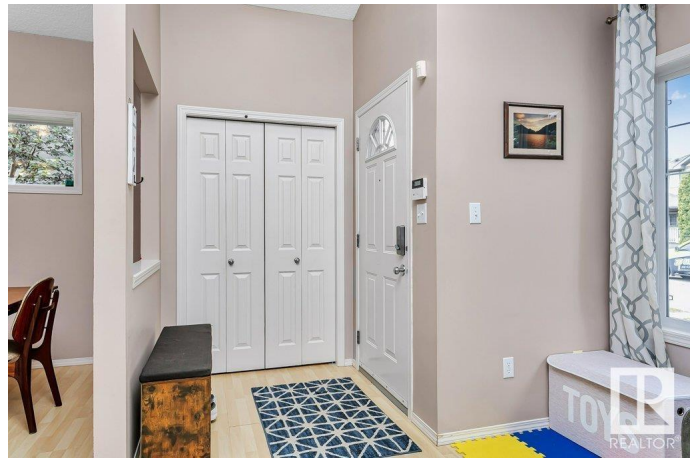
|              |                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, 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 65  
Zoning Zone 58



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Listing information last updated on August 16th, 2025 at 6:02pm MDT