

## \$488,000 - 21236 91 Avenue, Edmonton

MLS® #E4449603

**\$488,000**

4 Bedroom, 3.50 Bathroom, 1,586 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

This home is located on a quiet cul-de-sac in Suder Greens. Perfectly maintained, 4 bdrm., 4 bathroom two storey is finished top to bottom. Front flex-room can either be a bedroom or a bright office. Open kitchen, dining room and family room with fireplace. Primary suite with large walk-in closet, double vanity and jetted corner tub ensuite. An additional 4 piece bathroom on the 2nd floor as well as, a 2nd bedroom and large bonus laundry room. The fully finished basement features 9 ft. ceilings and in-floor heat throughout. The home has a 70 gallon hot water tank, & central vac. Oversized double garage with large attic storage space accessible by the pull down stairs. Deck and pergola finish off the backyard. New roof May 2023, dishwasher/2020, microwave hood fan/2020.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449603  |
| Price          | \$488,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,586     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2006                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 21236 91 Avenue |
| Area        | Edmonton        |
| Subdivision | Suder Greens    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 0W4         |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Deck, Wet Bar, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached, Over Sized                 |

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                         |
| Fireplaces        | Corner                                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                              |

### Exterior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 25th, 2025

Days on Market                104

Zoning                            Zone 58

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Listing information last updated on November 6th, 2025 at 10:32am MST