

## \$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 4th, 2025 at 9:17am MDT