

\$446,000 - 21240 91 Avenue, Edmonton

MLS® #E4450608

\$446,000

3 Bedroom, 3.50 Bathroom, 1,333 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

Welcome to this immaculate 2-storey home in the heart of Suder Greens! Upstairs - 3 spacious bedrooms and 2 full bathrooms. This home offers functional family living with room to grow. The main floor boasts a warm and inviting layout with a cozy fireplace in the living room, plus a kitchen and dining area that are perfect for hosting. The fully finished basement includes a full bathroom and a versatile family space ideal for movie nights or a home gym. Situated on a larger lot with a fully fenced yard, enjoy outdoor living on the generous back deck—perfect for summer BBQs. The oversized double detached garage provides ample room for vehicles and storage. You™ll love the location—steps from schools, playgrounds, and shopping, with quick access to Anthony Henday and Whitemud Drive. West Edmonton Mall and the Lewis Estates Golf Course are minutes away. Don™t let the exterior fool you—this home is spotless, well-maintained, and move-in ready! A true gem in a prime location.

Built in 2006

Essential Information

MLS® # E4450608

Price \$446,000

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,333
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	21240 91 Avenue
Area	Edmonton
Subdivision	Suder Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0W4

Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Vinyl Windows
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Flat Site, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 31st, 2025
Days on Market	25
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 August 24th, 2025 at 9:31pm MDT