

## **\$469,900 - 21316 88 Avenue, Edmonton**

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MLS® #E4441306

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,357 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

Located in desirable Suder Greens in West Edmonton's Lewis Estates, this beautiful 2-storey home offers comfort, style, and convenience! Just steps from the Park and close to Schools, Shopping, Golf, and public transit, it's an ideal spot for families or busy professionals. The main floor includes a Flex space—perfect for a Dining area, or Playroom, The bright south-facing Living room floods the home with natural light. The Kitchen shines with White Cabinets, Stainless Steel Appliances, Corner Pantry and plenty of Cupboard space. Upstairs you'll find 3 bedrooms including a Primary Bedroom with Ensuite. The Rec area in the finished basement comes with a gas fireplace—great for movie or game night. Enjoy Summer on the sunny front deck or host a BBQ in the spacious Backyard which offers an aggregate patio, and also comes with a BBQ gas line. The oversized Detached Garage has tons of storage and cable hookup for your dream garage TV setup! You have to check out this home!



Built in 2003

### **Essential Information**

MLS® #                      E4441306

Price                        \$469,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,357
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	21316 88 Avenue
Area	Edmonton
Subdivision	Suder Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6V1

### Amenities

Amenities	Front Porch, Patio, Natural Gas BBQ Hookup
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Direct Vent, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Winterburn/B David Motiuk
Middle	M Phair/BSHP David Motiuk
High	Jasper Place/ST FX

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	7
Zoning	Zone 58

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