

## **\$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 Edmontonâ€™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, itâ€™s an ideal spot for families or busy professionals. The main floor includes a Flex spaceâ€”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 fireplaceâ€”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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