

## **\$315,000 - 125 278 Suder Greens Drive, Edmonton**

MLS® #E4455154

**\$315,000**

2 Bedroom, 2.00 Bathroom, 1,205 sqft

Condo / Townhouse on 0.00 Acres

Suder Greens, Edmonton, AB

Welcome to The Lodge at Lewis Estates! This highly sought-after adult living complex feels like a mountain lodge retreat, complete with fitness centre, hot tub, steam room, party room, theatre, two rooftop patios, and a car wash – all just steps from the golf course. This gorgeous main-floor condo offers 2 bedrooms and 2 bathrooms with a bright, open floor plan. The chef-inspired kitchen features granite countertops, abundant cabinetry, and a large island perfect for entertaining. The spacious bedrooms are separated by the living room, which opens to a west-facing covered patio with park views – the ideal spot to enjoy warm summer evenings. Additional highlights include a 3-pc main bath, 4-pc ensuite, in-floor heating, in-suite laundry, and storage. A titled parking stall very close to the elevators, and large titled storage unit are included. Cats, birds & fish permitted with board approval (sorry, no dogs). Conveniently located near Transit, shopping, WEM, and with easy access to the Anthony Henday.

Built in 2004

### **Essential Information**

MLS® # E4455154

Price \$315,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,205                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 125 278 Suder Greens Drive |
| Area        | Edmonton                   |
| Subdivision | Suder Greens               |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5T 6V6                    |

### Amenities

|                |                                                                                                                                                                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Air Conditioner, Car Wash, Club House, Hot Tub, Intercom, No Animal Home, No Smoking Home, Party Room, Patio, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-Locker Room, Storage Cage, Rooftop Deck/Patio |
| Parking Spaces | 1                                                                                                                                                                                                                                                                                      |
| Parking        | Single Indoor, Stall                                                                                                                                                                                                                                                                   |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | In Floor Heat System, Natural Gas                                                                                                                        |
| # of Stories      | 4                                                                                                                                                        |
| Stories           | 1                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | None, No Basement                                                                                                                                        |

### Exterior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                                                                           |
| Exterior Features | Backs Onto Park/Trees, Gated Community, Golf Nearby, Level Land, No Back Lane, No Through Road, Not Fenced, Park/Reserve, Picnic Area, Private Setting, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                              |
| Construction      | Wood, Stone, Stucco                                                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                                                            |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 58           |
| Condo Fee      | \$637             |

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Listing information last updated on September 9th, 2025 at 4:47pm MDT