

# \$474,900 - 21303 89 Avenue, Edmonton

MLS® #E4424313

**\$474,900**

3 Bedroom, 2.00 Bathroom, 1,572 sqft  
Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

Discover this stunning 4-level split on a desirable corner lot in Suder Greens! This bright, airy home boasts a vaulted ceiling in the open-concept living room and kitchen, featuring sleek quartz countertops and ample cabinetry. With minimal stairs, the layout offers effortless flow. Upstairs, you'll find two spacious bedrooms, including a generous primary suite and a versatile loft/den. The lower level is a showstopper, with a huge family room, cozy fireplace, built-in bookcase, full bath, and an additional bedroom. The sun-soaked south-facing backyard is perfect for entertaining, complete with a large deck and double garage. Plus, ample street parking makes hosting guests a breeze. Conveniently close to WEM, golf, parks, shopping, and more! The following have been recently replaced as well: Roof 2024, Microwave 2024, Fridge 2023, Quartz countertop 2024, Lights 2024.

Built in 2004

## Essential Information

MLS® #	E4424313
Price	\$474,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,572
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	21303 89 Avenue
Area	Edmonton
Subdivision	Suder Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6V4

### **Amenities**

Amenities	Crawl Space, Deck, Detectors Smoke, Gazebo, No Animal Home, No Smoking Home, Vaulted Ceiling
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-2, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 6th, 2025

Days on Market 29

Zoning Zone 58

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Listing information last updated on April 4th, 2025 at 8:17am MDT