

\$435,000 - 21351 91 Avenue, Edmonton

MLS® #E4447520

\$435,000

3 Bedroom, 2.50 Bathroom, 1,321 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

Incredible ownership opportunity in family friendly Suder Greens (Cul de Sac location)!! Significantly updated systems. Roof replaced in 2023. New AC in 2024. HWT in 2024. New HE furnace in 2022. Diligently maintained. Perfect for the growing family, or shrewd investor! An in demand Open Concept main floor with inviting living/dining area adjacent to the island kitchen, makes for a perfect family and extended entertaining main floor layout. 3 bedrooms upstairs including a spacious primary bedroom with 4 piece ensuite, and walk in closet. This A/C cooled home has an additional 4 piece bath upstairs, and convenient 1/2 bath on the main floor. The functional basement is ready for your own design ideas but could include an additional bedroom, bathroom, and living space. Good sized yard and a DOUBLE detached garage. The inviting front porch has been refurbished and painted. Terrific curb appeal! Permanent steps and handrail installed in the back. August 25 or beyond for possession.

Built in 2005

Essential Information

MLS® # E4447520

Price \$435,000

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,321 |
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 21351 91 Avenue |
| Area | Edmonton |
| Subdivision | Suder Greens |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 6Y9 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer - Energy Star, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------|
| Elementary | Winterburn School |
| Middle | Michael Phair |
| High | Jasper Place |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 13th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 58 |



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Listing information last updated on July 16th, 2025 at 11:17pm MDT