

# \$319,000 - 120 278 Suder Greens Drive, Edmonton

MLS® #E4454517

**\$319,000**

2 Bedroom, 2.00 Bathroom, 1,201 sqft  
Condo / Townhouse on 0.00 Acres

Suder Greens, Edmonton, AB

Welcome to The Lodge at Lewis Estates! This elegant main-floor 2-bed, 2-bath condo is perfectly situated beside the Lewis Estates Golf Course in a desirable 30+ community. Enjoy a spacious layout featuring a large kitchen with quartz countertop island & dining area, a cozy living room with patio doors leading to your private concrete patio & BBQ area overlooking the park. In-floor heating provides a constant warm heat to the property. Lovely decore with a new tiled entry, this home also offers in-suite laundry and is wired for surround sound. Building amenities include two rooftop patios, social/games rooms, a fitness centre, and hot tub/steam room. One TITLED underground parking stall with storage cage, secure parkade, and car wash station included. Nestled in a quiet neighbourhood with shopping, dining & transit nearby – this well-maintained condo combines comfort, convenience, and lifestyle! Condo fee includes heat & water/sewer. Unit is Conveniently located close to two elevators from parkade.



278 Suder Greens Drive, Edmonton, AB



Built in 2004

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4454517  |
| Price    | \$319,000 |
| Bedrooms | 2         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,201                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 120 278 Suder Greens Drive |
| Area        | Edmonton                   |
| Subdivision | Suder Greens               |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5T 6V6                    |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Exercise Room, Hot Tub, See Remarks, Rooftop Deck/Patio |
| Parking   | Underground, See Remarks                                |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| 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, Playground Nearby, See Remarks |
| Roof              | Asphalt Shingles                                      |
| Construction      | Wood, Stone, Stucco                                   |
| Foundation        | Concrete Perimeter                                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 58           |
| Condo Fee      | \$619             |

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Listing information last updated on August 25th, 2025 at 11:18am MDT