

## \$459,000 - 21251 91 Avenue, Edmonton

MLS® #E4439608

**\$459,000**

3 Bedroom, 2.00 Bathroom, 1,058 sqft

Single Family on 0.00 Acres

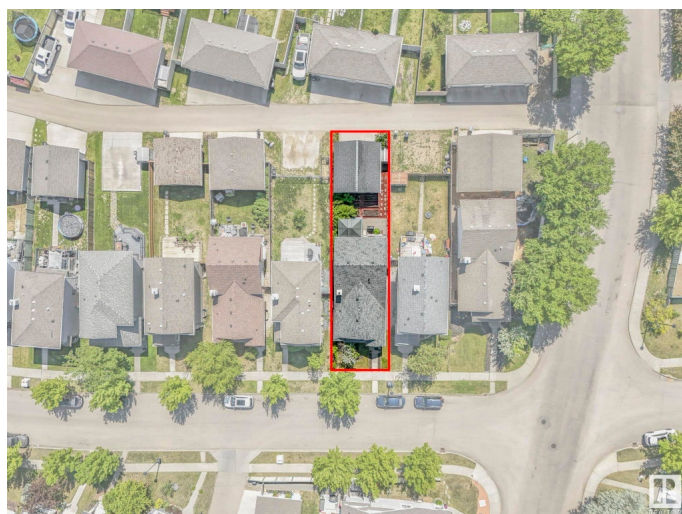
Suder Greens, Edmonton, AB

Very cute 4-level split in a great cul-de-sac location! Bright large windows throughout. New roof 2023. The open concept main floor features vaulted ceilings and a U-shaped kitchen with stainless steel appliances and an eating bar open to the living room. Dining room is adjacent to the kitchen, perfect for entertaining. Upstairs you'll find 2 bedrooms, a full bath with cheater ensuite access, and a bonus flex room—ideal as an office, playroom, or study area. The 3rd level includes a cozy family room with a gas fireplace, a 3rd bedroom, 3-piece bath, and laundry. Backdoor opens to the yard. The fully finished lower level offers a large rec space and huge crawlspace for storage. Enjoy the south-facing backyard with a covered deck, raised planters, and natural gas line for BBQs. The double garage has excellent storage. Walk to the supermarket, Canadian Brewhouse, and more!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439608  |
| Price          | \$459,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,058     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2006                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 21251 91 Avenue |
| Area        | Edmonton        |
| Subdivision | Suder Greens    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 0N4         |

### Amenities

|           |                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Detached                                                                        |

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                             |
| Stories           | 4                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                             |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                      |

**Additional Information**

Date Listed            May 30th, 2025  
Days on Market      12  
Zoning                Zone 58

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