

## \$399,900 - 21215 90 Avenue, Edmonton

MLS® #E4445751

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,344 sqft

Single Family on 0.00 Acres

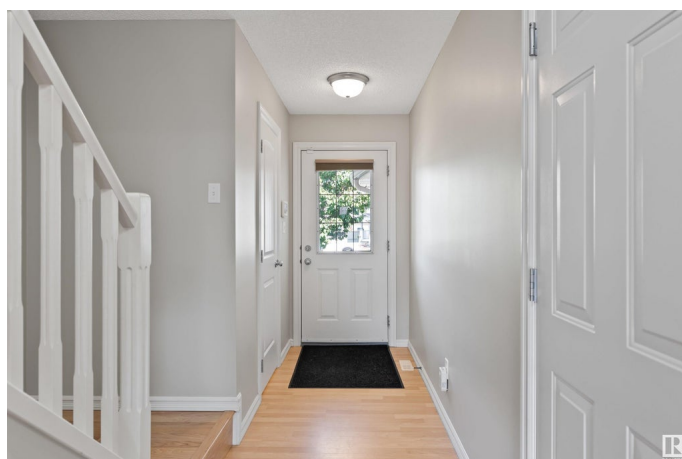
Suder Greens, Edmonton, AB

**BETTER THAN NEW!** Meticulously maintained, this almost 1350 sq.ft. 3 Bed, 2 1/2 Bath home in SUDER GREENS is perfect for first home buyers, young professionals, and empty nesters. Freshly painted, the open floor plan features laminate flooring, NEW ROOF (2023), a neutral colour palette, a kitchen island, CENTRAL AIR CONDITIONING & a large pie-shaped lot. Front and rear landscaping, along with a cozy deck, complete this already impressive home. Located within a community close to all amenities, including schools, shopping, a future LRT, West Edmonton Mall & the Lewis Estates Golf Course, this home is the perfect blend of comfortable living. EXCELLENT VALUE!

Built in 2005

### Essential Information

MLS® #	E4445751
Price	\$399,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,344
Acres	0.00
Year Built	2005



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	21215 90 Avenue
Area	Edmonton
Subdivision	Suder Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6Z1

### Amenities

Amenities	Air Conditioner, Deck
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Winterburn
Middle	Michael Phair
High	Jasper Place

**Additional Information**

Date Listed                July 4th, 2025  
Days on Market        3  
Zoning                    Zone 58

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