

Courtesy Of Wesley B Henderson Of Coldwell Banker Mountain Central

**\$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. A spacious layout featuring a large kitchen with quartz countertops and upscale stainless steel appliances, induction range, Bosch ultra quiet dishwasher, and double door, two drawer fridge with a water dispenser. There is a large dining area, and a cozy living room with patio doors leading to your private concrete patio & BBQ area overlooking the park. Bathrooms also upgraded with quartz. In-floor heating provides a constant warm heat to the property, also offers an in-suite laundry. 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. Condo fee includes heat & water/sewer. Unit location close to elevators.



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                15  
Zoning                              Zone 58  
Condo Fee                        \$619

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 8th, 2025 at 11:47am MDT