

# \$450,000 - 21251 91 Avenue, Edmonton

MLS® #E4439608

**\$450,000**

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	\$450,000
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      13  
Zoning                Zone 58

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