

## \$464,900 - 21335 91a Avenue, Edmonton

MLS® #E4448565

**\$464,900**

4 Bedroom, 3.50 Bathroom, 1,525 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

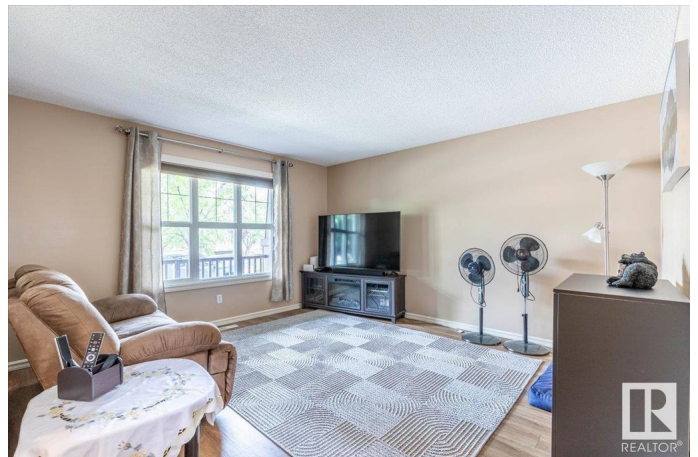
Fully Finished 1524 sq/ft home with lots of upgrades and a Double Detached Garage. Upgrades include: Shingles in 2023, Air Conditioning in 2022, Granite Countertops in 2021, Carpet in 2020, Garage Insulated in 2021 with new Door System, Fridge & Stove in 2021, Washer & Dryer in 2020, Microwave-Hood Fan in 2021, Blinds in 2021, Back Deck covering in 2022, and Deck Freshly painted in 2025. Past the covered front deck enter the main floor of the home that hosts the living room, spacious kitchen with a corner pantry, dining room, mudroom, and a 2 piece bathroom. The upper level has three bedrooms including the primary with its own walk-in closet and 4 piece ensuite bathroom. Another 4 piece bathroom and laundry conclude the upper level. The basement is fully finished with the fourth bedroom of the home, another 4 piece bathroom, and family room. The Backyard is fully landscaped with fruit trees, and has another large covered deck off the back of the home leading to the garage with a paved back lane.

Built in 2006

### Essential Information

MLS® # E4448565

Price \$464,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,525                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 21335 91a Avenue |
| Area        | Edmonton         |
| Subdivision | Suder Greens     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 0W5          |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, See Remarks                                |
| Parking   | Double Garage Detached, Insulated, Rear Drive Access, See Remarks |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                            |
| Stories           | 3                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                       |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Paved Lane, Schools, Shopping Nearby, Treed Lot, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 58         |

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Listing information last updated on August 4th, 2025 at 7:32am MDT