

\$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 18
Zoning Zone 58

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 June 17th, 2025 at 3:17am MDT