

## \$435,000 - 21353 87a Avenue, Edmonton

MLS® #E4455509

**\$435,000**

3 Bedroom, 1.50 Bathroom, 1,351 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

Welcome to your new home in the heart of Suder Greens! Tucked away in a quiet cul-de-sac, this charming 2-storey offers 1,351 sq ft of stylishly updated living space. Recently refreshed with modern paint (Fall 2023), new baseboards, and a newer roof (2021), this home is move-in ready. Step inside to an open, light-filled layout where the spacious kitchen and dining area overlook the changing seasons through oversized windows. Upstairs, youâ€™ll find three comfortable bedrooms and a full 4-piece bathâ€”perfect for family living or guests. The south-facing backyard is a true retreat, backing onto a peaceful greenbelt and featuring a large patio thatâ€™s perfect for summer BBQs and evening relaxation. An oversized garage with extra height provides plenty of room for vehicles, storage, or hobbies. Enjoy the convenience of being walking distance to Suder Green Park, the golf course, schools, plus quick access to WEM, Anthony Henday, and public transit. With its blend of comfort, updates, and unbeatable location.

Built in 2004

### Essential Information

MLS® # E4455509

Price \$435,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,351                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 21353 87a Avenue |
| Area        | Edmonton         |
| Subdivision | Suder Greens     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 6T7          |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | On Street Parking, Deck, Front Porch |
| Parking   | Double Garage Detached               |

### Interior

|              |                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Countertop 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, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Vinyl                                                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 31st, 2025

Days on Market                19

Zoning                            Zone 58

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Listing information last updated on September 19th, 2025 at 12:47am MDT