

## **\$465,000 - 21368 88 Avenue, Edmonton**

MLS® #E4446011

**\$465,000**

3 Bedroom, 2.50 Bathroom, 1,609 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

This one checks all the boxes! Professionally and beautifully landscaped 2 story home has 3 bedrooms, 2.5 baths, flex room and a basement waiting for your personal touch! You will be cooking in an updated kitchen with quartz countertops, updated cabinets while your kids are doing their homework at the eat up island. Or perhaps you will use the flex space for a grown up getaway retreat, a formal dining room, a play room, music room or hobby area. Your spacious primary suite has a walk-in closet, 4 pc ensuite with a generous size vanity. The kids rooms are facing the back and have good sized double closets. They can use their own 4 pc bath. Imagine yourself relaxing in your living room, enjoying a cup of coffee and overlooking your garden's trees, shrubs, bushes, perennial flowers and more. The pathway leads to your double detached garage which keeps your vehicles dry and secure. Your basement has roughed in plumbing and laundry area. Turnkey family home, well maintained ready for you to just move right in.

Built in 2004

### **Essential Information**

MLS® # E4446011

Price \$465,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,609
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	21368 88 Avenue
Area	Edmonton
Subdivision	Suder Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6V1

### Amenities

Amenities	On Street Parking, Air Conditioner, Hot Wtr Tank-Energy Star, No Smoking Home, Vinyl Windows, See Remarks
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	2
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 July 6th, 2025 at 8:47am MDT