

# \$446,888 - 21353 87a Avenue, Edmonton

MLS® #E4448757

## \$446,888

3 Bedroom, 1.50 Bathroom, 1,351 sqft  
Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

Welcome to this charming 2-storey home in a quiet Suder Greens cul-de-sac, offering 1,351 sq ft of beautifully updated living space. Freshly painted in fall 2023 with new baseboards and a new roof (2021), this home features a bright open-concept layout. The spacious kitchen is filled with natural light from large windows, offering lovely views of the changing seasons. Upstairs you'll find 3 cozy bedrooms and a full 4-piece bath. Backing onto a peaceful greenbelt, the south-facing backyard boasts a large patio—perfect for outdoor entertaining. An oversized garage with extra height adds convenience. Enjoy walking distance to Suder Green Park, golf course, schools, and easy access to WEM and public transit. With its desirable location, thoughtful updates, and warm atmosphere, this home is ideal for families or anyone seeking a blend of tranquility and convenience in west Edmonton.

Built in 2004

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448757  |
| Price      | \$446,888 |
| 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, Closet Organizers, Deck, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached, See Remarks                                    |

### Interior

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                    |
| Stories      | 2                                                                                                            |
| Has Basement | Yes                                                                                                          |
| Basement     | Full, Unfinished                                                                                             |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 19th, 2025 |
|-------------|-----------------|

Days on Market 37

Zoning Zone 58

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Listing information last updated on August 25th, 2025 at 6:02pm MDT