

## \$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, you'll find three comfortable bedrooms and a full 4-piece bath—perfect for family living or guests. The south-facing backyard is a true retreat, backing onto a peaceful greenbelt and featuring a large patio that'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      23

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 September 23rd, 2025 at 11:02am MDT