

## \$449,900 - 21376 88 Avenue, Edmonton

MLS® #E4450648

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,092 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

Very well kept, ORIGINAL OWNER 4-level split in a quiet cul-de-sac in desirable neighborhood of Suder Greens! This 4-bdrm, 2 full-bath home offers over 2,100 sq ft of well-designed living space—perfect for families. Enjoy a bright, open concept layout with spacious living areas across four levels. Home also features built in central vac! Step outside on to a great deck with natural gas for BBQ—ideal for relaxing or entertaining—set in a cozy, low-maintenance backyard. The oversized double detached garage with gas line for future garage heater as well as back lane access adds convenience and storage. Located in a family-friendly neighborhood close to parks, shopping, restaurants, and schools. This affordable West Edmonton gem combines comfort, space, and location. Walking distance to parks, trails, schools, golf, and transit, with quick access to West Edmonton Mall, Whitemud Drive, and Anthony Henday. This immaculately maintained home could be yours, don't miss your chance to call it home! Shows 10/10

Built in 2004

### Essential Information

MLS® # E4450648

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,092                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 21376 88 Avenue |
| Area        | Edmonton        |
| Subdivision | Suder Greens    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 6V1         |

### Amenities

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

### Interior

|              |                                                                                                                                                                                        |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                              |
| Stories      | 4                                                                                                                                                                                      |
| Has Basement | Yes                                                                                                                                                                                    |
| Basement     | Full, Finished                                                                                                                                                                         |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 31st, 2025

Days on Market                6

Zoning                            Zone 58

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