

## \$207,800 - 239 279 Suder Greens Drive, Edmonton

MLS® #E4450841

**\$207,800**

2 Bedroom, 2.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

Breckenridge Greens, Edmonton, AB

Rare find n the sought after community of Suder Greens, This Spacious 2Bed, 2Bath, boast 2TITLED STALLS, One underground heated stall with storage and a second titled surface stall. unit is available August 30. White

Kitchen Cabinets, Island, Tiled back splash and dining area.. Other features include Corner Gas Fireplace, Air Conditioning and Insuite Laundry/Storage room. I Adding even more VALUE is the secluded Balcony, equipped with Gas BBQ hookup, looking out onto the back, flower bed and patio area. The building amenities include a social room, Library, Games room, exercise room and guest suite. The GREAT LOCATION, kitty corner from the Golf course, and close proximity to shopping, public transit(future site of LRT expansion), and easy access to the Whitemud and Anthony Henday ensures it's a sound investment. is a rare find! Condo fees cover all of your utilities except for your power .

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450841  |
| Price     | \$207,800 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                       |
|----------------|-----------------------|
| Full Baths     | 2                     |
| Square Footage | 861                   |
| Acres          | 0.00                  |
| Year Built     | 2004                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Apartment High Rise   |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 239 279 Suder Greens Drive |
| Area        | Edmonton                   |
| Subdivision | Breckenridge Greens        |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5T 6X6                    |

### Amenities

|           |                                                                                                                                                                             |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Parking-Plug-Ins, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Social Rooms, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Heated, Underground                                                                                                                                                         |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                                                         |
| # of Stories      | 4                                                                                                              |
| Stories           | 4                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | None, No Basement                                                                                              |

### Exterior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                              |
| Exterior Features | Airport Nearby, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 58         |
| Condo Fee      | \$536           |

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Listing information last updated on August 14th, 2025 at 2:18pm MDT