

## \$225,000 - 105 279 Suder Greens Drive, Edmonton

MLS® #E4453854

**\$225,000**

2 Bedroom, 2.00 Bathroom, 812 sqft

Condo / Townhouse on 0.00 Acres

Breckenridge Greens, Edmonton, AB

PET FRIENDLY! Step into this beautifully updated home where style meets convenience! Recent upgrades include brand-new flooring throughout, fresh paint, new baseboards, hinges, and door handles. The kitchen shines with sleek new countertops, a modern sink and faucet, and a suite of stainless steel appliances including fridge, stove, and dishwasher. Every room is enhanced with updated lighting and new window blinds, creating a bright and inviting atmosphere. This unit also comes with one underground parking stall and a rare attached storage room for added functionality. Outdoor living is made easy with a gas line for BBQs, while the hook-up for A/C ensures comfort on warm days. Adding peace of mind, the building boasts a reserve fund exceeding one million dollars. A move-in ready opportunity that combines fresh upgrades, modern finishes, and excellent amenities—perfect for those seeking both value and quality in their next home! Virtually Staged

Built in 2004

### Essential Information

MLS® # E4453854

Price \$225,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 812                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 105 279 Suder Greens Drive |
| Area        | Edmonton                   |
| Subdivision | Breckenridge Greens        |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5T 6X6                    |

### Amenities

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| Amenities | Exercise Room, Guest Suite, Parking-Visitor, Party Room, Secured Parking, Storage Cage |
| Parking   | Underground                                                                            |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                     |
| Fireplace         | Yes                                                                                                           |
| Fireplaces        | Corner                                                                                                        |
| # of Stories      | 4                                                                                                             |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                      |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping |

|              |                    |
|--------------|--------------------|
|              | Nearby             |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 58           |
| Condo Fee      | \$494             |

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Listing information last updated on August 26th, 2025 at 7:47pm MDT