

## **\$314,900 - 301 279 Suder Greens Drive, Edmonton**

MLS® #E4461844

**\$314,900**

2 Bedroom, 2.00 Bathroom, 1,136 sqft

Condo / Townhouse on 0.00 Acres

Breckenridge Greens, Edmonton, AB

A perfect blend of class, comfort, and spaciousness, with MILLION DOLLAR, 17th HOLE VIEWS from your WRAP AROUND BALCONY. Welcome to Grande Lewis Estates. MOMENTS off the Henday or Whitemud, with all shopping and amenities right down the road. With 2 PARKING STALLS (one UNDERGROUND w STORAGE, and one right outside the unit!) this unit is in the HEART OF LEWIS ESTATES and is LITERALLY ON THE GOLF COURSE! Meticulous and lovingly maintained over the years, and you will see that throughout. UPGRADED VINYL PLANK and carpet and FRESHLY PAINTED. UPGRADED APPLIANCES- FULL SIZED washer and dryer, and full BLACK STAINLESS appliances throughout kitchen w water and ice from fridge! Enjoy quiet evenings in front of your GAS FIREPLACE while admiring Golf Course Views! Temperature won't be an issue in summer either, as the unit comes with AC. Massive social room as well as a gym in the building. You deserve the tranquility and sophistication of golf course living.

Built in 2004

### **Essential Information**

MLS® # E4461844

Price \$314,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,136                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 301 279 Suder Greens Drive |
| Area        | Edmonton                   |
| Subdivision | Breckenridge Greens        |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5T 6X6                    |

### Amenities

|                |                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Parking-Visitor, Social Rooms, Storage-In-Suite, Vinyl Windows, See Remarks, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                        |
| Parking        | Heated, Parkade, Stall, See Remarks                                                                                                      |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Hot Water, Natural Gas                                                                                                    |
| Fireplace         | Yes                                                                                                                       |
| Fireplaces        | Corner                                                                                                                    |
| # of Stories      | 4                                                                                                                         |
| Stories           | 1                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | None, No Basement                                                                                                         |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                       |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Golf Nearby, Landscaped, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Stone, Stucco                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                        |

### **Additional Information**

Date Listed            October 11th, 2025

Days on Market      9

Zoning                Zone 58

Condo Fee            \$705

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Listing information last updated on October 20th, 2025 at 3:17pm MDT