

## \$299,900 - 136 278 Suder Greens Drive, Edmonton

MLS® #E4459678

**\$299,900**

2 Bedroom, 2.00 Bathroom, 1,065 sqft

Condo / Townhouse on 0.00 Acres

Suder Greens, Edmonton, AB

Welcome to this well-run and friendly 30+ adult condominium offering incredible amenities and a vibrant community atmosphere! This spacious 2 bedroom, 2 bathroom unit features an open-concept floor plan with a functional kitchen, large living & dining areas and a private patio for relaxing or entertaining. The primary suite includes a walk-through closet & ensuite bath, while the second bedroom and full bath are perfect for guests or a home office. This sought-after building features an array of fantastic amenities including a theatre room, exercise room with steam room & hot tub, car wash and detail bay, social room and an outdoor gazebo area. Located directly across from Lewis Estates Golf Course and just minutes from shopping, restaurants & major commuting routes, this home combines a peaceful setting with everyday practicality. Whether you're downsizing or simply looking for a low-maintenance lifestyle this community is designed to enhance your lifestyle with comfort, connection, and convenience.

Built in 2004

### Essential Information

MLS® # E4459678

Price \$299,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,065                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 136 278 Suder Greens Drive |
| Area        | Edmonton                   |
| Subdivision | Suder Greens               |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5T 6V6                    |

### Amenities

|           |                                                                                                                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Car Wash, Exercise Room, Hot Tub, Intercom, Parking-Extra, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Social Rooms, See Remarks, Storage Cage |
| Parking   | Heated, Underground                                                                                                                                                                                      |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | In Floor Heat System, Natural Gas                                                                      |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Golf Nearby, Landscaped, Picnic Area, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Concrete Tiles                                                                            |
| Construction      | Wood, Stone, Stucco                                                                       |
| Foundation        | Concrete Perimeter                                                                        |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 15                   |
| Zoning         | Zone 58              |
| Condo Fee      | \$547                |

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Listing information last updated on October 10th, 2025 at 10:32pm MDT