

## **\$209,000 - 109 279 Suder Greens Drive, Edmonton**

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MLS® #E4428883

### **\$209,000**

2 Bedroom, 2.00 Bathroom, 936 sqft  
Condo / Townhouse on 0.00 Acres

Breckenridge Greens, Edmonton, AB

This Spacious 2Bed, 2Bath, 2Stall unit is available in June of 2025. Maple Kitchen Cabinets, Island, Tiled back splash and Under Cabinet Lighting. Other features include Corner Gas Fireplace, Air Conditioning and Insuite Laundry/Storage room. Adding even more VALUE is the secluded Balcony, equipped with Gas BBQ hookup, looking out onto the putting green, 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. Needs TLC. but it is a rare find!



Built in 2004

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4428883  |
| Price          | \$209,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 936       |
| Acres          | 0.00      |
| Year Built     | 2004      |

Type Condo / Townhouse  
Sub-Type Lowrise Apartment  
Style Single Level Apartment  
Status Active

### Community Information

Address 109 279 Suder Greens Drive  
Area Edmonton  
Subdivision Breckenridge Greens  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5T 6X6

### Amenities

Amenities Air Conditioner, Exercise Room, In-Unit Laundry, Parking-Plug-Ins, Parking-Vehicle, Security Door, Storage-Lockers  
Parking Stall, Underground

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Microwave, Washer/Dryer, Stove-Electric  
Heating Fan Coil, Natural Gas  
# of Stories 4  
Stories 4  
Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Wood, Stone, Stucco  
Exterior Features Golf Nearby, Landscaped, Private  
Roof Asphalt Shingles  
Construction Wood, Stone, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed April 3rd, 2025  
Days on Market 14



|           |         |
|-----------|---------|
| Zoning    | Zone 58 |
| Condo Fee | \$579   |

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Listing information last updated on April 17th, 2025 at 12:02am MDT