

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

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, Guest Suite, Intercom, Parking-Plug-Ins, Parking-Visitor, Party Room, Secured Parking, Security Door, Storage-Locker Room
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
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, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	28

Zoning	Zone 58
Condo Fee	\$579

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