

## **\$324,800 - 413 278 Suder Greens Drive, Edmonton**

MLS® #E4445884

**\$324,800**

2 Bedroom, 2.00 Bathroom, 1,225 sqft  
Condo / Townhouse on 0.00 Acres

Suder Greens, Edmonton, AB

LOCATION, LOCATION! BEAUTIFUL TOP FLOOR 1,225 square foot 2 bedroom, 2 bathroom condo with in-suite laundry & AC unit in The Lodge at Lewis Estates. ,an Adult Complex. Open living room with feature wall & balcony. Large chefs dream kitchen, tile backsplash, loads of counter space, and cabinets, oversized working island, & a 2 door pantry. The dining room is great for entertaining friends and family. The spacious primary bedroom has a walkthrough closet (with custom cabinetry) to the 4 piece ensuite plus an entrance to your balcony. The second bedroom is large and is situated beside the 3 piece bathroom. Separate laundry room. Private titled storage room on the third floor. Heated underground parking with large storage cage, car wash with vacuum area. Complex amenities include an exercise/game room with shuffle board and pool table, TV, hot tub & steam room, movie theatre room and a roof top patio, PERFECT FOR ENTERTAINING. Close to all amenities including Lewis Estates Golf course and shopping.

Built in 2004

### **Essential Information**

MLS® #	E4445884
Price	\$324,800



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,225
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	413 278 Suder Greens Drive
Area	Edmonton
Subdivision	Suder Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6V6

### Amenities

Amenities	Air Conditioner, Car Wash, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-Locker Room, Storage Cage, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, 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, Stucco
Exterior Features	Golf Nearby, Landscaped, No Through Road, Private Setting, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	4
Zoning	Zone 58
Condo Fee	\$637

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 8th, 2025 at 8:47am MDT