

## **\$324,500 - 412 278 Suder Greens Drive, Edmonton**

MLS® #E4460416

### **\$324,500**

2 Bedroom, 2.00 Bathroom, 1,227 sqft

Condo / Townhouse on 0.00 Acres

Suder Greens, Edmonton, AB

Exceptional top-floor opportunity in The Lodge at Lewis Estates! Situated in a well-maintained 30+ adult building in West Edmonton, this beautifully kept condo offers 2 spacious bedrooms, 2 full bathrooms, 2 titled underground parking stalls (with storage cages), and a titled storage room just steps from your door. The open-concept design feels bright and airy, with air conditioning, hardwood floors, and a balcony with a gas BBQ hookup. The modern kitchen is ideal for hosting, featuring quartz countertops, tile backsplash, stainless steel appliances, and a large island. The generous primary suite includes a walk-through closet and 4-pc ensuite. Huge Second Bedroom, main 3pce bath and laundry room complete the unit. Enjoy top-tier amenities: fitness centre, hot tub, steam room, party & games room, rooftop patios, theatre, car wash, and bike storage. Perfectly located next to Lewis Estates Golf Course, with quick access to the Whitemud, Anthony Henday, and all major shopping.

Built in 2004

### **Essential Information**

MLS® # E4460416

Price \$324,500

Bedrooms 2



|                |                       |
|----------------|-----------------------|
| Bathrooms      | 2.00                  |
| Full Baths     | 2                     |
| Square Footage | 1,227                 |
| Acres          | 0.00                  |
| Year Built     | 2004                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 412 278 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, Hot Tub, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Sauna; Swirlpool; Steam, Storage-Locker Room, See Remarks, Storage Cage, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 2                                                                                                                                                                                                                                  |
| Parking        | Heated, Parkade, Underground                                                                                                                                                                                                       |

### Interior

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

### Exterior

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

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Concrete Tiles                                                                                                                                                       |
| Construction      | Wood, Stone, Stucco                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                                   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 58           |
| Condo Fee      | \$700             |

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 October 13th, 2025 at 11:17pm MDT