

## **\$320,000 - 313 278 Suder Greens Drive, Edmonton**

MLS® #E4448158

**\$320,000**

2 Bedroom, 2.00 Bathroom, 1,203 sqft

Condo / Townhouse on 0.00 Acres

Suder Greens, Edmonton, AB

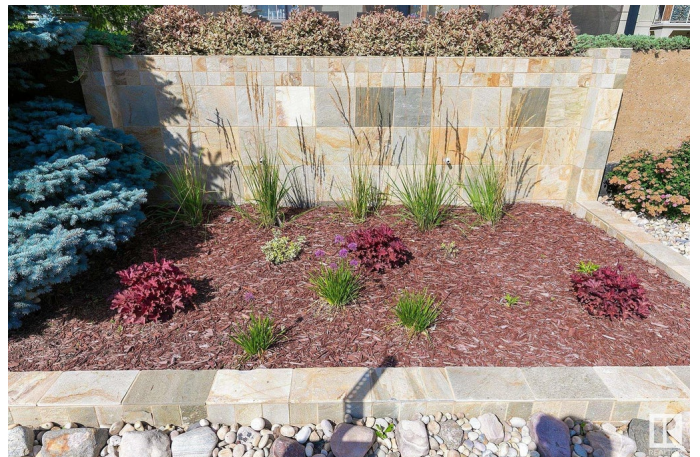
Beautiful 2 bedroom + 2 bath condo located on the 3rd floor in The Lodge at Lewis Estates, steps from the Lewis Estates golf course and surrounded by parks. 1,204 square feet of open & bright space awaits. Spacious living room with access to your private balcony. The kitchen features a working island, stainless steel appliances, large pantry, undercabinet lighting & plenty of cupboard space. The adjacent dining area is the perfect size for entertaining Family & friends. Your Primary bedroom is large enough to hold all your bedroom furniture & comes with a walk in closet & 4 piece ensuite. Generously sized second bedroom is on the opposite side of the suite & beside the 3 piece bathroom. Insuite laundry room as well. Park your vehicle in the titled heated and secure underground parking stall. The Complex features a work out room, whirlpool, steam room, rooftop patio, games/party room, car wash bay, & large Theatre room. Steps to the golf course, shopping & access to the Anthony Henday. Move in ready !

Built in 2004

### **Essential Information**

MLS® # E4448158

Price \$320,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,203
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	313 278 Suder Greens Drive
Area	Edmonton
Subdivision	Suder Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6V6

### Amenities

Amenities	Off Street Parking, Car Wash, Exercise Room, Gazebo, Intercom, No Smoking Home, Sauna; Swirlpool; Steam, Social Rooms, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking	Heated, Underground

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, No Through Road, Park/Reserve, Public Transportation,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	14
Zoning	Zone 58
Condo Fee	\$619

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 30th, 2025 at 5:32pm MDT