

# \$189,900 - 204 279 Suder Greens Drive, Edmonton

MLS® #E4459347

## \$189,900

2 Bedroom, 2.00 Bathroom, 1,087 sqft  
Condo / Townhouse on 0.00 Acres

Breckenridge Greens, Edmonton, AB

This exceptional 1,087 sq. ft. unit offers 2 bedrooms, 2 bathrooms, in-suite laundry, and a titled heated underground parking stall (#223). The kitchen features abundant cabinetry, generous counter space, and a convenient breakfast bar. The bright, open-concept living room opens onto an east-facing balcony through sliding glass doors. The primary bedroom boasts a walk-through closet and a private 3-piece ensuite, while the second bedroom is conveniently located next to a 4-piece bathroom—perfect for guests or family. Ideally situated just steps from the golf course, shopping, and public transit (future LRT expansion), with easy access to Whitemud Drive and Anthony Henday.

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459347  |
| Price          | \$189,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,087     |
| Acres          | 0.00      |
| Year Built     | 2004      |



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

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 204 279 Suder Greens Drive |
| Area        | Edmonton                   |
| Subdivision | Breckenridge Greens        |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5T 6X6                    |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Exercise Room, Intercom, Parking-Visitor, Security Door, Social Rooms |
| Parking Spaces | 1                                                                                      |
| Parking        | Underground                                                                            |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                                                  |
| # of Stories      | 4                                                                                                                                       |
| Stories           | 1                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | None, No Basement                                                                                                                       |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 24th, 2025 |
|-------------|----------------------|

Days on Market     11  
Zoning                Zone 58  
Condo Fee           \$610

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Listing information last updated on October 5th, 2025 at 2:17am MDT