

## \$299,900 - 312 278 Suder Greens Drive, Edmonton

MLS® #E4430717

**\$299,900**

2 Bedroom, 2.00 Bathroom, 1,198 sqft

Condo / Townhouse on 0.00 Acres

Suder Greens, Edmonton, AB

Luxury, lifestyle, and location—this park surrounded gem in The Lodge at Lewis Estates offers it all. Located across from Lewis Estates Golf Course, this 1,200 sq. ft. 2 bed, 2 bath unit features an open layout with no wasted space. The kitchen includes stainless steel appliances, huge island, and an oversized pantry. The king-sized primary bedroom has balcony access, a walk-through closet, and 4-pc ensuite. The second bedroom and 3-pc bath with oversized shower are ideal for guests or a home office. In-suite laundry includes a stacked washer/dryer and deep freezer. Building amenities include a fitness centre, sauna, whirlpool, 2 ROOFTOP PATIOS, social room with kitchen, pool table, shuffleboard, and BBQ. Comes with 2 TITLED UNDERGROUND stalls & a TITLED STORAGE ROOM on the same floor as unit. Bonus: bike storage, car wash bay, and shopping carts. Minutes to WEM, Costco, and River Cree, Henday, Whitemud & future LRT. Quiet luxury and resort-style living await! So come take a peek and fall in love.

Built in 2004

### Essential Information

MLS® # E4430717

Price \$299,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,198
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	312 278 Suder Greens Drive
Area	Edmonton
Subdivision	Suder Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6V6

### Amenities

Amenities	Car Wash, Detectors Smoke, Exercise Room, Hot Tub, No Animal Home, No Smoking Home, Party Room, Patio, Sauna; Swirlpool; Steam, Secured Parking, Social Rooms
Parking Spaces	2
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, 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, Vinyl
----------	-------------

Exterior Features	Golf Nearby, No Through Road, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	6
Zoning	Zone 58
Condo Fee	\$676

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 April 20th, 2025 at 6:17pm MDT