



Edmonton 58 Breckenridge Greens LP: \$189,900
279 SUDER GREENS DR NW SP: ACTIVE

List ID #: E4308489 **Type:** Lowrise Apartment
DOM: 0 **Style:** Single Level Apartment
Rms Abv Gd: 6 **Year Blt:** 2004
Bedrms: **Above:** 2 **Ttl:** 2 **Basement:** None
Baths: 2 / 0 **Bsmt Dev:** No Basement
Total Flr (SF): 1,088.46 **Total Flr (M):** 101.12

Move in ready, 2 bedroom, 2 bath & 1 underground TITLED parking stall w/ courtyard views in Lewis Estates Grande. This unit offers a great floor plan. Open concept dining room, kitchen & living room (w/ corner fireplace). Kitchen w/ all s/s appliances (2020), backsplash, island (March 2022), abundance of cabinets & side pantry. Whole unit painted (March 2022), laminate flooring throughout and unit has A/C. Primary suite is massive with more than enough room to have a king size bed w/ office space or sitting area. There's his & hers closets leading into the 3-piece ensuite. On the other end of the unit is your second bedroom, jack & jill door to 4-piece bath - great for guests. Storage room w/ laundry completes this unit. Underground parking stall w/ storage cage. Complex has a guest suite, social room & a gym. Quick access to Whitemud Drive, Anthony Henday, public transportation & many amenities. Walking distance to Lewis Estates Golf Course & driving range. Pet friendly w/ board approval.

Directions:

Virtual Tour: <https://vimeo.com/697013497>

Brochure: <http://127-279-sudergreensdr.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	immed/neg	Level	Mtr2	SqFt
Full Baths:	0	0	0	1	0	0	Occupancy:	Vacant	Main:		
Ensuite		0	1	0	0	0			Upper:		
Addl Rms:	0	Finished Lvl:		4			Garage Dim:		AbGd:		
Fpl:	Yes	Fpl Fuel:		Gas			Elem Schl:		Lowr:		
Fpl Type:	Corner						Jr High Schl:		BIGd:		
Parking:	Heated, Underground						High Schl:		Total A.G.	101.12	1,088.46

Living Rm:	4.72x3.51	M	Primary Bdrm:	4.27x3.35	M
Dining Rm:	4.57x3.05	M	Bedrm 2:	3.66x3.35	M
Kitchen:	3.35x2.44	M	Bedrm 3:		
Family Rm:			Bedrm 4:		
Den:			Storage Room	2.74x1.83	M
Bonus Rm					

Flooring: Laminate Flooring, Linoleum **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Hot Water
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Stucco **Remodel:**
Site Infl: Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby **Amen/Features:** Air Conditioner, Guest Suite, Intercom, Laundry-In-Suite, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door

Goods Incl: Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings **Restrict:** None Known

Warranty: **Goods Excl:**
Front Expos: North **Condo/HOA:** **Condo:** \$645.31 **HOA:**
Prop Class: Condo Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Water/Sewer
Condo Name: Grande Lewis Estates
Prk Encl/TTL: 1 / / 0421955

Lot Sq (M):		Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	
Conform:		Front Expos:	North
Taxes:	\$1,788.16 Tax Yr: 2022	Local Improv:	/Yr: