

# \$620,000 - 20845 92a Avenue, Edmonton

MLS® #E4460861

## \$620,000

5 Bedroom, 3.50 Bathroom, 2,110 sqft  
Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

Nestled in one of West Edmonton’s most sought-after communities, this rare find is located in a quiet cul-de-sac backing onto the prestigious Lewis Estates Golf Course. Perfectly designed for growing families, this spacious home features 4 bedrooms upstairs, including a generous bonus room and 2 full bathrooms. Step inside to find a welcoming main floor den/flex room near the entry, ideal for a home office or study space. The open concept layout showcases a large kitchen overlooking the dining nook and living area perfect for entertaining and everyday living. The fully finished basement adds even more living space with a large recreation room, full bathroom, and an additional spacious bedroom, offering flexibility for guests or teenagers.

Built in 2009



## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460861  |
| Price          | \$620,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,110     |
| Acres          | 0.00      |

|            |                        |
|------------|------------------------|
| Year Built | 2009                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 20845 92a Avenue |
| Area        | Edmonton         |
| Subdivision | Suder Greens     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 3Z1          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Air Conditioner, See Remarks       |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Over Sized |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                     |
| Fireplace         | Yes                                                                                                                                           |
| Fireplaces        | Mantel                                                                                                                                        |
| Stories           | 3                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                |

### Exterior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                        |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 4th, 2025

Days on Market                30

Zoning                            Zone 58

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 November 3rd, 2025 at 3:17am MST