

## \$949,900 - 8816 208 Street, Edmonton

MLS® #E4452970

**\$949,900**

3 Bedroom, 2.50 Bathroom, 2,935 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

**STUNNER!!! BACKING GOLF COURSE!!!**

Dream houses don't come around often this is your chance to live on the golf course in this custom built 2935 sq ft luxury home. This one of a kind home has extensive upgrades including A/C, all LED lighting, pot lights, 9' ceilings on basement and main, hardwood floors, main floor den, quartz counters and 2 gas fireplaces! The kitchen is a marvel with extensive cabinetry, gas cooktop, built in oven and custom bar with built in bev cooler/wine rack. Upstairs is the biggest bonus room you'll ever see (wet bar rough in) along with 3 large bedrooms (primary with WIC, deck overlooking yard, sitting area and spa-like 5 pce bath), and a 4pce bath w/jacuzzi tub. The triple garage is heated, has hot and cold taps, and features endless plugs (incl 220) and 2 floor drains. Step outside to the west facing yard and and take in the view on your massive composite deck complete with professional landscaping and hot tub. Stunning property incredible location close to WEM, LRT and Henday

Built in 2010

### Essential Information

MLS® # E4452970

Price \$949,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,935                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8816 208 Street |
| Area        | Edmonton        |
| Subdivision | Suder Greens    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 6Y3         |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| Parking   | Heated, Triple Garage Attached                                                 |

### Interior

|                   |                                                                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                      |
| Fireplaces        | Mantel                                                                                                                                                                                                                                   |
| Stories           | 2                                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                                                                                                                         |

### Exterior

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Concrete                                                                                                                                                                                      |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                    |
| Construction      | Wood, Concrete                                                                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                                                                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 28                |
| Zoning         | Zone 58           |

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Listing information last updated on September 11th, 2025 at 9:17am MDT