

## \$420,000 - 9434 209a St, Edmonton

MLS® #E4431574

**\$420,000**

3 Bedroom, 2.50 Bathroom, 1,453 sqft

Single Family on 0.00 Acres

Webber Greens, Edmonton, AB

Beautiful home with excellent value in one of Edmonton's Top Community Webber Greens. This home is located in a quiet cul-de-sac only steps away from schools. Double front Attached garage two story unit has an open concept floor plan on the main floor with hardwood flooring & a fireplace in the living room with 9 feet ceiling. A beautiful kitchen comes with Stainless Steel appliances package; Quartz counter tops & Ceiling height cabinets. The Master Suite comes with a Stunning four piece Ensuite with a stand-alone tub and a custom walk-in closet. The second level also has laundry, two more bedrooms, and a large washroom. Huge back yard comes with a deck which is great for entertaining.

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431574  |
| Price          | \$420,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,453     |
| Acres          | 0.00      |
| Year Built     | 2019      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 9434 209a St  |
| Area        | Edmonton      |
| Subdivision | Webber Greens |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T5T 7J6       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, See Remarks         |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | See Remarks   |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 58          |

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