

\$529,980 - 9445 206a Street, Edmonton

MLS® #E4425458

\$529,980

4 Bedroom, 3.50 Bathroom, 1,422 sqft
Single Family on 0.00 Acres

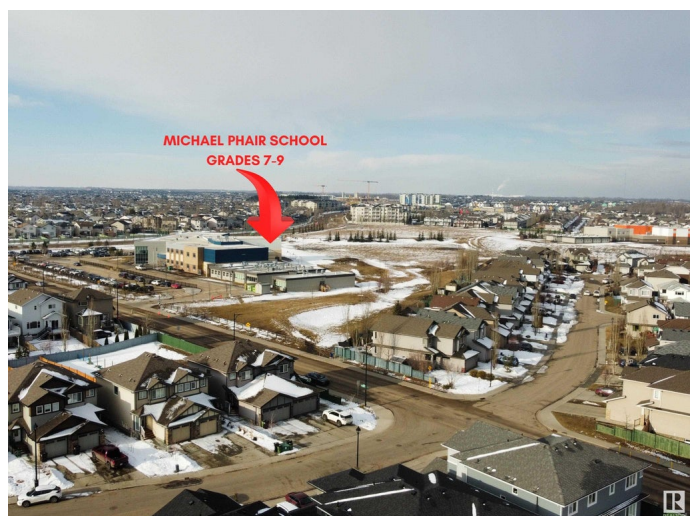
Webber Greens, Edmonton, AB

This cozy and functional 1,421 SQFT half-duplex in Webber Greens, located in Edmonton's west end, features a legal basement suite with 1 bedroom and 1 full bathroom with separate laundry and side entrance, making for a great mortgage helper or investment opportunity. The upper levels offer 3 spacious bedrooms, 3 bathrooms, including a 2-piece on the main floor and laundry room on the main, plus an open-concept layout perfect for entertaining! Kitchen features stainless steel appliances in both the main kitchen and basement suite. Home is finished in neutral colours and has vinyl plank flooring! Enjoy the convenience of an attached double garage and a great-sized backyard. With easy access to both the Anthony Henday and Whitemud, this home is also just minutes from West Edmonton Mall, top schools, parks, and other fantastic amenities!

Built in 2020

Essential Information

| | |
|------------|-----------|
| MLS® # | E4425458 |
| Price | \$529,980 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |



| | |
|----------------|---------------|
| Half Baths | 1 |
| Square Footage | 1,422 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 9445 206a Street |
| Area | Edmonton |
| Subdivision | Webber Greens |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 7M9 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|--------------------------|
| Elementary | WINTERBURN SCHOOL |
| Middle | MICHAEL PHAIR SCHOOL |
| High | JASPER PLACE HIGH SCHOOL |

Additional Information

Date Listed March 13th, 2025

Days on Market 1

Zoning Zone 58

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Listing information last updated on March 14th, 2025 at 10:47am MDT