

## \$574,900 - 9219 209 Street, Edmonton

MLS® #E4432712

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,426 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

Welcome to this beautifully maintained 3-bedroom, 3-bathroom home, situated on a spacious and private lot that backs directly onto the prestigious Lewis Estates Golf Course in West Edmonton. Offering just under 2,400 square feet of total living space, this property delivers a rare combination of tranquility, generous space, and a prime location perfect for families. Step inside to find an inviting open-concept layout, featuring a spacious living area with large windows that frame picturesque views of the greens. The kitchen is well-appointed with modern appliances, ample cabinetry, which flows into a great living space with a gas fireplace. Step onto your large deck which is ideal for morning coffee or evening BBQs. The fully finished walkout basement provides additional living space and includes 1 bedroom and 1 bathroom—ideal for a cozy retreat. There's also a comfortable area for watching TV, along with direct access to the beautifully landscaped backyard and the golf course beyond.

Built in 2009

### Essential Information

MLS® # E4432712

Price \$574,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,426                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9219 209 Street |
| Area        | Edmonton        |
| Subdivision | Suder Greens    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 3Y5         |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, Fire Pit, Skylight, Vaulted Ceiling, Walkout Basement |
| Parking   | Double Garage Attached   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | St. Benedict Catholic |
| Middle     | Holy Cross School     |
| High       | St. Francis Xavier    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 4                |
| 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 April 29th, 2025 at 5:47pm MDT