

\$454,900 - 9457 206a Street, Edmonton

MLS® #E4452780

\$454,900

3 Bedroom, 2.50 Bathroom, 1,430 sqft

Single Family on 0.00 Acres

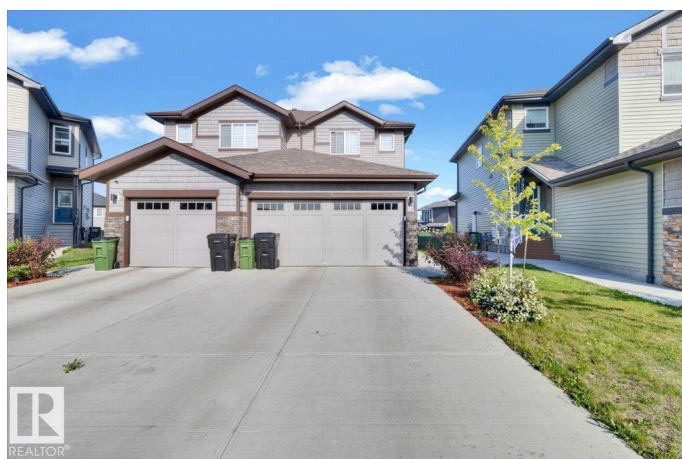
Webber Greens, Edmonton, AB

Located in the highly desirable community of Webber Greens in Lewis Estates, this stylish 2-storey duplex with double attached garage is perfect as a family home or investment property. Modeled after a former showhome, it offers an open concept main floor with 9' ceilings, quartz countertops, and stainless steel appliances—including a gas stove and space-saving over-the-range microwave. Step out to the rear deck, ideal for summer entertaining. Upstairs features a spacious primary suite with 4-piece ensuite, two additional bedrooms, and a full 4-piece bath. The basement is partially finished with a drywalled perimeter and electrical outlets in place. Close to WEM, golf, the upcoming recreation centre, future LRT, Henday, Whitemud, and walking distance to schools Dr. Bishop Motiuk Elementary & Junior High and Michael Fair Junior High, this home presents a fantastic opportunity in a prime location.

Built in 2020

Essential Information

MLS® #	E4452780
Price	\$454,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,430
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	9457 206a Street
Area	Edmonton
Subdivision	Webber Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7M9

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, HRV System
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 13th, 2025

Days on Market 17

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 August 30th, 2025 at 11:32am MDT