

## \$499,900 - 9463 209 Street, Edmonton

MLS® #E4455077

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,647 sqft

Single Family on 0.00 Acres

Webber Greens, Edmonton, AB

Situated in the sought-after Webber Greens community of Lewis Estates, this stylish 2-storey duplex with double attached garage is an ideal home. Be greeted by a bright open-to-above foyer and step into the air-conditioned open-concept main floor featuring a gourmet kitchen including quartz counters, walk-in pantry with frosted glass door, and stainless steel appliances with new dishwasher (2024) and OTR (2024). The spacious living room is crowned with a beautiful built-in feature wall with fireplace. The private back yard offers a retreat with a deck and handy shed. Upstairs, the primary suite features a 4-piece ensuite, upper laundry and is complemented by two additional large bedrooms and a full bath. The basement is fully finished with an added bedroom and full bathroom, family room, and den. With easy access to WEM, golf, Henday, Whitemud, the upcoming rec centre, future LRT, and within walking distance to schools, this home delivers both comfort and convenience in a prime location.

Built in 2018

### Essential Information

MLS® # E4455077

Price \$499,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,647         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9463 209 Street |
| Area        | Edmonton        |
| Subdivision | Webber Greens   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7J5         |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, HRV System |
| Parking   | Double Garage Attached                             |

### Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                  |
| Fireplaces        | Wall Mount                                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Full, 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 28th, 2025 |
| Days on Market | 2                 |
| 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 4:17am MDT