

## \$639,998 - 2009 209a Street, Edmonton

MLS® #E4450133

**\$639,998**

5 Bedroom, 4.00 Bathroom, 1,973 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

**1 BEDROOM FINISHED BASEMENT LEGAL SUITE! MOTIVATED SELLER!** Welcome to this bright and spacious 1,970 sqft two-storey home in the vibrant community of Stillwater!

This well-designed property features a full bathroom and a versatile flex room on the main floor—perfect as a home office or a guest bedroom. Upstairs, you™ll find three generous bedrooms plus a bonus room, ideal for family living. The legal basement suite includes one bedroom and one bathroom, with a separate side entrance and concrete sidewalk—offering great rental potential or extra space for extended family. The home also comes with two full sets of appliances for both the main living area and the basement. Enjoy outdoor living with a finished deck in the backyard. Whether you're looking for a comfortable primary residence or a smart investment opportunity, this home checks all the boxes!(2 sets of appliances are included and \$2500 Landscaping deposit back to buyer!)

Built in 2025

### Essential Information

MLS® # E4450133

Price \$639,998

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,973                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2009 209a Street |
| Area        | Edmonton         |
| Subdivision | Stillwater       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 3C8          |

### Amenities

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

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                              |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                     |
| Stories           | 3                                                                                             |
| Has Suite         | Yes                                                                                           |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Finished                                                                                |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                       |
| Exterior Features | Playground Nearby, Public Transportation, Recreation Use |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Stone, Vinyl                                       |
| Foundation        | Concrete Perimeter                                       |

**Additional Information**

Date Listed                July 29th, 2025  
Days on Market        92  
Zoning                    Zone 57

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Listing information last updated on October 29th, 2025 at 7:17pm MDT