\$634,998 - 2013 209a Street, Edmonton

MLS® #E4450134

\$634,998

5 Bedroom, 4.00 Bathroom, 1,755 sqft Single Family on 0.00 Acres

Stillwater, Edmonton, AB

2 BEDROOM FINISHED BASEMENT LEGAL SUITE! MOTIVATED SELLER! Discover exceptional value in this sun-filled 1,753 sqft two-storey home located in the desirable new community of Stillwater! The main floor offers a full bathroom and an oversized den, perfect for a guest suite, home office, or playroom. Upstairs, you'll find three comfortable bedrooms and a spacious bonus room, ideal for family living. The legal basement suite features two bedrooms and one full bathroom, complete with a private side entrance and concrete sidewalkâ€"ready for rental income or multigenerational living. A finished backyard deck adds outdoor enjoyment to the mix. Whether you're a homeowner looking for flexible living space or an investor seeking strong rental potential, this thoughtfully designed home has it all.(2 sets of appliances are included and \$2500 Landscaping deposit back to buyer!)

Built in 2025

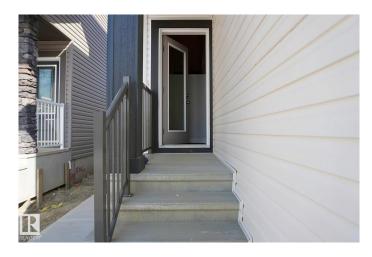
Essential Information

MLS® # E4450134 Price \$634,998

Bedrooms 5
Bathrooms 4.00
Full Baths 4







Square Footage 1,755
Acres 0.00
Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 2013 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 5:47am MDT