

# \$632,000 - 2009 209a Street, Edmonton

MLS® #E4465361

**\$632,000**

4 Bedroom, 4.00 Bathroom, 1,973 sqft  
Single Family on 0.00 Acres

Stillwater, Edmonton, AB

1 BEDROOM FINISHED BASEMENT LEGAL SUITE! 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® #    | E4465361  |
| Price     | \$632,000 |
| Bedrooms  | 4         |
| 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 | 9 ft. Basement Ceiling |
| 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 | Commercial, Public Transportation |
| Roof              | Asphalt Shingles                  |
| Construction      | Wood, Stone, Vinyl                |
| Foundation        | Concrete Perimeter                |

### Additional Information

Date Listed November 11th, 2025

Days on Market 9

Zoning Zone 57

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Listing information last updated on November 20th, 2025 at 7:17pm MST