

\$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!)

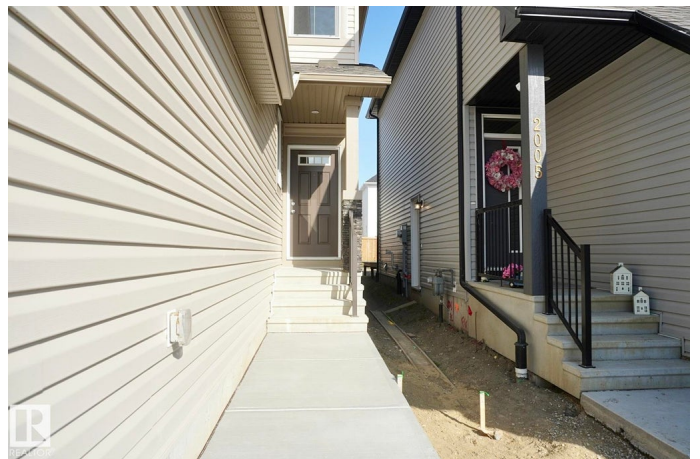
Built in 2025

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 94
Zoning Zone 57

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Listing information last updated on October 31st, 2025 at 8:47am MDT