

## \$574,900 - 9219 209 Street, Edmonton

MLS® #E4432712

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,426 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

Welcome to this beautifully maintained 3-bedroom, 3-bathroom home, situated on a spacious and private lot that backs directly onto the prestigious Lewis Estates Golf Course in West Edmonton. Offering just under 2,400 square feet of total living space, this property delivers a rare combination of tranquility, generous space, and a prime location perfect for families. Step inside to find an inviting open-concept layout, featuring a spacious living area with large windows that frame picturesque views of the greens. The kitchen is well-appointed with modern appliances, ample cabinetry, which flows into a great living space with a gas fireplace. Step onto your large deck which is ideal for morning coffee or evening BBQs. The fully finished walkout basement provides additional living space and includes 1 bedroom and 1 bathroom—ideal for a cozy retreat. There's also a comfortable area for watching TV, along with direct access to the beautifully landscaped backyard and the golf course beyond.

Built in 2009

### Essential Information

MLS® # E4432712

Price \$574,900

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,426
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	9219 209 Street
Area	Edmonton
Subdivision	Suder Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3Y5

### **Amenities**

Amenities	Deck, Detectors Smoke, Fire Pit, Skylight, Vaulted Ceiling, Walkout Basement
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	St. Benedict Catholic
Middle	Holy Cross School
High	St. Francis Xavier

**Additional Information**

Date Listed	April 25th, 2025
Zoning	Zone 58

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