

# \$950,000 - 9712 209 Street, Edmonton

MLS® #E4445620

## \$950,000

3 Bedroom, 2.00 Bathroom, 1,581 sqft  
Single Family on 0.00 Acres

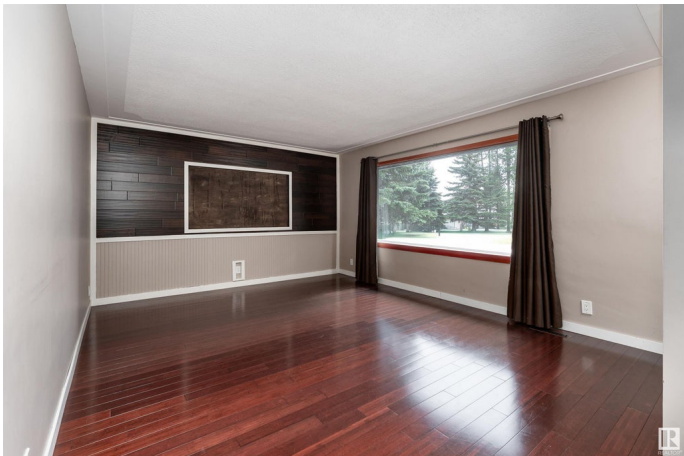
Lewis Farms Industrial, Edmonton, AB

Fantastic 2.02-acre Rural Residential property offering peaceful country living right in the city. Tucked away in quiet Lewis Farms with quick access to Hwy 16A and the Henday, this private park-like setting is a rare find within city limits. Perfect for anyone ready to build their dream home surrounded by nature, the existing 1960 home has already seen numerous updates including a 150ft well, water softener, whole-home water filtration system, HEPA air exchanger, HRV system, and a tankless on-demand hot water system. The property is serviced with a septic field and well water and also carries potential for DC1 zoning, making it a unique opportunity to create a lifestyle where you can truly live, work, and grow on your own terms.

Built in 1960

### Essential Information

MLS® #	E4445620
Price	\$950,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,581
Acres	0.00
Year Built	1960



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9712 209 Street
Area	Edmonton
Subdivision	Lewis Farms Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5X9

### Amenities

Amenities	Deck, Fire Pit, No Smoking Home
Parking Spaces	8
Parking	No Garage

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Woodstove
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Winterburn School
Middle	Michael Phair School

High Jasper Place High School

### **Additional Information**

Date Listed July 3rd, 2025

Days on Market 75

Zoning Zone 58

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Listing information last updated on September 16th, 2025 at 4:32am MDT