

## \$534,900 - 2117 209a Street, Edmonton

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MLS® #E4447821

### \$534,900

3 Bedroom, 2.50 Bathroom, 1,926 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

This Beautiful home is located in the Verge at Stillwater community, offering the perfect mix of comfort & style. The open-concept main floor features 9ft ceilings and a bright, welcoming layout. The modern kitchen is both stylish and functional, with quartz countertops, an island, tiled backsplash, hood fan, soft-close cabinets and drawers, a walk-through pantry, and upgraded stainless steel appliances. The main floor also includes a cozy great room with an electric fireplace, a convenient mudroom, a 2pc bathroom, and a double attached garage. Upstairs, you'll find a spacious bonus room perfect for relaxing or entertaining, leading to a large primary bedroom with a walk-in closet and a private 4-piece ensuite. Two additional good-sized bedrooms, another full bathroom, and a convenient laundry room with sink complete the upper level. The unfinished basement offers endless possibilities for future development. Conveniently located close to all amenities and featuring easy access to the Anthony Henday.

Built in 2024

### Essential Information

MLS® # E4447821

Price \$534,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,926                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2117 209a Street |
| Area        | Edmonton         |
| Subdivision | Stillwater       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 3C7          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft., Deck    |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Stories           | 2                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Vinyl                                          |
| Exterior Features | Playground Nearby, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 57         |



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Listing information last updated on August 1st, 2025 at 5:17am MDT