

Courtesy Of Calvin R Hexter Of Exp Realty

\$539,999 - 9404 212 Street, Edmonton

MLS® #E4435127

\$539,999

5 Bedroom, 2.50 Bathroom, 1,160 sqft

Single Family on 0.00 Acres

Webber Greens, Edmonton, AB

INVESTOR ALERT! Welcome to this **LEGALLY SUITED** bungalow on a **CORNER LOT** in sought-after **WEST EDMONTON**. Built in 2015, this well-maintained home offers over 1,160 sq. ft. above grade with **VAULTED CEILINGS** and a bright, open-concept layout. The main floor features 3 bedrooms, 1.5 baths, and a spacious kitchen/living area. The fully finished **LEGAL BASEMENT SUITE** includes 2 bedrooms, 1 bath, a **SECOND FURNACE**, and separate laundry—perfect for maximizing **RENTAL INCOME** or multigenerational living. Enjoy the **FULLY FENCED YARD**, **DOUBLE DETACHED GARAGE**, plus an **OVERSIZED PARKING PAD** for extra vehicles or tenant parking. Located close to schools, parks, and upcoming LRT access, this property offers great **STREET AND GARAGE PARKING** and easy access to major routes. A **TURNKEY** investment or live-up/rent-down opportunity in a growing, family-friendly community!

Built in 2015

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4435127 |
| Price | \$539,999 |
| Bedrooms | 5 |
| Bathrooms | 2.50 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,160 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 9404 212 Street |
| Area | Edmonton |
| Subdivision | Webber Greens |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 5X8 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Vaulted Ceiling |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 8th, 2025
Days on Market 7
Zoning Zone 58

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