

\$469,500 - 9457 206a Street, Edmonton

MLS® #E4442855

\$469,500

3 Bedroom, 2.50 Bathroom, 1,430 sqft

Single Family on 0.00 Acres

Webber Greens, Edmonton, AB

Located in the highly desirable community of Webber Greens in Lewis Estates, this stylish 2-storey duplex with double attached garage is perfect as a family home or investment property. Modeled after a former showhome, it offers an open concept main floor with 9' ceilings, quartz countertops, and stainless steel appliances—including a gas stove and space-saving over-the-range microwave. Step out to the rear deck, ideal for summer entertaining. Upstairs features a spacious primary suite with 4-piece ensuite, two additional bedrooms, and a full 4-piece bath. The basement is partially finished with a drywalled perimeter and electrical outlets in place. Close to WEM, golf, the upcoming recreation centre, and future LRT, this home presents a fantastic opportunity in a prime location.

Built in 2020

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4442855 |
| Price | \$469,500 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,430 |



| | |
|------------|---------------|
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 9457 206a Street |
| Area | Edmonton |
| Subdivision | Webber Greens |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 7M9 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, HRV System |
| Parking | Double Garage Attached |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | June 17th, 2025 |
|-------------|-----------------|

Days on Market 17

Zoning Zone 58

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Listing information last updated on July 4th, 2025 at 8:02am MDT