

# \$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 123  
Zoning Zone 58

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