# \$634,998 - 2013 209a Street, Edmonton

MLS® #E4450134

#### \$634,998

5 Bedroom, 4.00 Bathroom, 1,755 sqft Single Family on 0.00 Acres

Stillwater, Edmonton, AB

2 BEDROOM FINISHED BASEMENT LEGAL SUITE! MOTIVATED SELLER! Discover exceptional value in this sun-filled 1,753 sqft two-storey home located in the desirable new community of Stillwater! The main floor offers a full bathroom and an oversized den, perfect for a guest suite, home office, or playroom. Upstairs, you'll find three comfortable bedrooms and a spacious bonus room, ideal for family living. The legal basement suite features two bedrooms and one full bathroom, complete with a private side entrance and concrete sidewalkâ€"ready for rental income or multigenerational living. A finished backyard deck adds outdoor enjoyment to the mix. Whether you're a homeowner looking for flexible living space or an investor seeking strong rental potential, this thoughtfully designed home has it all.(2 sets of appliances are included and \$2500 Landscaping deposit back to buyer!)

Built in 2025

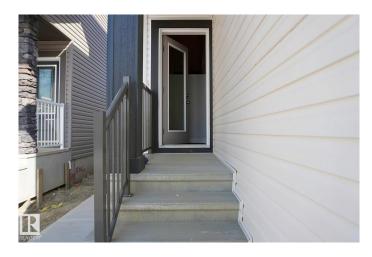
# **Essential Information**

MLS® # E4450134 Price \$634,998

Bedrooms 5
Bathrooms 4.00
Full Baths 4







Square Footage 1,755
Acres 0.00
Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 2013 209a Street

Area Edmonton
Subdivision Stillwater
City Edmonton
County ALBERTA

Province AB

Postal Code T6M 3C8

# **Amenities**

Amenities See Remarks

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two,

Dishwasher-Two, Microwave Hood Fan-Two

Heating Forced Air-2, Natural Gas

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Playground Nearby, Public Transportation, Recreation Use

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 29th, 2025

Days on Market 95

Zoning Zone 57

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Listing information last updated on November 1st, 2025 at 12:18am MDT