

\$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 sidewalk—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 72

Zoning Zone 57

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