

# \$635,000 - 2017 209a Street, Edmonton

MLS® #E4454188

**\$635,000**

5 Bedroom, 4.00 Bathroom, 1,970 sqft  
Single Family on 0.00 Acres

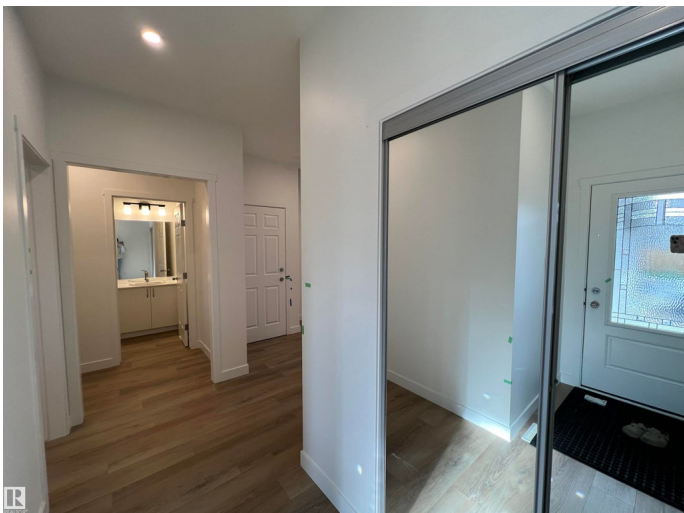
Stillwater, Edmonton, AB

MOTIVATED SELLER! \$2500 LANDSCAPING DEPOSIT REFUND BACK TO BUYER! This spacious 5-bedroom, 4-bathroom home offers exceptional versatility with a legal basement suite. The main and upper levels are perfect for family living, while the basement provides immediate rental income of \$1,200/month to ease financial pressure. Featuring a deck, and TWO full sets of appliances included, this home is truly move-in ready. Whether for investment or personal use, itâ€™s a property that delivers both comfort and instant cash flow.

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4454188               |
| Price          | \$635,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,970                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 2017 209a Street |
| Area        | Edmonton         |
| Subdivision | Stillwater       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 3C8          |

## Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Deck, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached       |

## Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Garage Opener, 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, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 57           |

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Listing information last updated on August 28th, 2025 at 11:02am MDT