

## \$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
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Days on Market 18

Zoning Zone 58

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