

## \$399,900 - 9440 Stein Way, Edmonton

MLS® #E4434440

### \$399,900

3 Bedroom, 2.50 Bathroom, 1,311 sqft

Single Family on 0.00 Acres

South Terwillegar, Edmonton, AB

BEAUTIFUL half duplex in South Terwillegar for UNDER \$400,000!! Offering over 1,300 sq ft of living space, the main floor captures an open living/kitchen area with upgraded appliances, laminate flooring, a large island with an eating bar, a corner pantry, cozy living room fireplace and dining area. Upstairs boasts 3 bedrooms, 2 full bathrooms. Unfinished basement is awaiting your finishing touches and includes roughed-in plumbing for a future bathroom. Enjoy the convenience of a single attached garage with a custom-built shelving unit for extra storage, a composite deck off the dining room to enjoy the summer days, and a quiet location. Fully landscaped and fenced property! - all without any condo fees. Don't miss out on this gem!

Built in 2007

### Essential Information

MLS® #	E4434440
Price	\$399,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,311
Acres	0.00



Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	9440 Stein Way
Area	Edmonton
Subdivision	South Terwillegar
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0L6

### **Amenities**

Amenities	See Remarks
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Esther Starkman School
Middle	Esther Starkman School
High	Lillian Osborne School

Additional Information

Date Listed	May 4th, 2025
Days on Market	5
Zoning	Zone 14



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Listing information last updated on May 9th, 2025 at 7:17am MDT