\$950,000 - 9712 209 Street, Edmonton

MLS® #E4445620

\$950,000

3 Bedroom, 2.00 Bathroom, 1,581 sqft Single Family on 0.00 Acres

Lewis Farms Industrial, Edmonton, AB

Fantastic 2.02-acre Rural Residential property offering peaceful country living right in the city. Tucked away in quiet Lewis Farms with quick access to Hwy 16A and the Henday, this private park-like setting is a rare find within city limits. Perfect for anyone ready to build their dream home surrounded by nature, the existing 1960 home has already seen numerous updates including a 150ft well, water softener, whole-home water filtration system, HEPA air exchanger, HRV system, and a tankless on-demand hot water system. The property is serviced with a septic field and well water and also carries potential for DC1 zoning, making it a unique opportunity to create a lifestyle where you can truly live, work, and grow on your own terms.



Essential Information

MLS® # E4445620 Price \$950,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,581 Acres 0.00 Year Built 1960







Type Single Family

Sub-Type Detached Single Family

Style Bungalow Status Active

Community Information

Address 9712 209 Street

Area Edmonton

Subdivision Lewis Farms Industrial

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 5X9

Amenities

Amenities Deck, Fire Pit, No Smoking Home

Parking Spaces 8

Parking No Garage

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert, Woodstove

Stories 1

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Wood, Stucco

Exterior Features Backs Onto Park/Trees, Treed Lot

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

School Information

Elementary Winterburn School

Middle Michael Phair School

High Jasper Place High School

Additional Information

Date Listed July 3rd, 2025

Days on Market 123

Zoning Zone 58

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Listing information last updated on November 3rd, 2025 at 7:02pm MST