

# \$674,000 - 2013 209a Street, Edmonton

MLS® #E4450134

## \$674,000

5 Bedroom, 4.00 Bathroom, 1,755 sqft  
Single Family on 0.00 Acres

Stillwater, Edmonton, AB

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.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450134  |
| Price          | \$674,000 |
| 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<br>Dishwasher-Two, Microwave |
| 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 T |
| Roof              | Asphalt Shingles            |
| Construction      | Wood, Stone, Vinyl          |
| Foundation        | Concrete Perimeter          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 57         |



HOA Fees 500  
HOA Fees Freq. Annually

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