

# \$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! Located in quiet Lewis Farms with quick access to Hwy 16A and the Henday, this private, park-like setting is truly unique within city limits. Ideal for anyone ready to build their dream home surrounded by nature. The existing home was built in 1960 and has seen numerous updates. The property has a septic field and well water. A rare opportunity to live, work, and grow “all on your own terms.

Built in 1960

## 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 | 33             |
| Zoning         | Zone 58        |

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Listing information last updated on August 4th, 2025 at 11:17pm MDT