

## \$475,000 - 9419 212 Street, Edmonton

MLS® #E4458151

**\$475,000**

4 Bedroom, 3.50 Bathroom, 1,410 sqft

Single Family on 0.00 Acres

Webber Greens, Edmonton, AB

FULLY FINISHED! Welcome to this "Landmark" built home with super functional and efficient layout! Offering over 2000 sqft of living space with spacious living room with gleaming hardwood flooring & big windows to the front yard with sunny west exposure, kitchen with GRANITE countertops, island with extended eating bar, upgraded stainless appliances, open to the dining nook with windows to the fenced and landscaped back yard with no maintenance composite deck and cover that stays, main floor laundry/powder room completes the main level, upper level with 3 very good sized bedrooms, primary with 4 piece bath and walk in closet, basement completed (with permits) offers family room wired for surround sound, a bedroom and a full 4 piece bath! 20x20 detached garage completes the package! Excellent location in family friendly neighbourhood, walk to school, minutes to Save-On-Foods anchored strip mall, close to Costco, all major amenities and connecting routes! Excellent value.

Built in 2013

### Essential Information

MLS® # E4458151

Price \$475,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,410                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9419 212 Street |
| Area        | Edmonton        |
| Subdivision | Webber Greens   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 4R3         |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Gazebo, Hot Water Instant, Vinyl Windows |
| Parking   | Double Garage Detached                                                                |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 3                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                   |
| Exterior Features | Back Lane, Fenced, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 58              |

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Listing information last updated on September 18th, 2025 at 3:17am MDT