

Courtesy Of Calvin R Hexter Of Exp Realty

\$539,999 - 9404 212 Street, Edmonton

MLS® #E4435127

\$539,999

5 Bedroom, 2.50 Bathroom, 1,160 sqft

Single Family on 0.00 Acres

Webber Greens, Edmonton, AB

INVESTOR ALERT! Welcome to this **LEGALLY SUITED** bungalow on a **CORNER LOT** in sought-after **WEST EDMONTON**. Built in 2015, this well-maintained home offers over 1,160 sq. ft. above grade with **VAULTED CEILINGS** and a bright, open-concept layout. The main floor features 3 bedrooms, 1.5 baths, and a spacious kitchen/living area. The fully finished **LEGAL BASEMENT SUITE** includes 2 bedrooms, 1 bath, a **SECOND FURNACE**, and separate laundry—perfect for maximizing **RENTAL INCOME** or multigenerational living. Enjoy the **FULLY FENCED YARD**, **DOUBLE DETACHED GARAGE**, plus an **OVERSIZED PARKING PAD** for extra vehicles or tenant parking. Located close to schools, parks, and upcoming LRT access, this property offers great **STREET AND GARAGE PARKING** and easy access to major routes. A **TURNKEY** investment or live-up/rent-down opportunity in a growing, family-friendly community!

Built in 2015

Essential Information

MLS® #	E4435127
Price	\$539,999
Bedrooms	5
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,160
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9404 212 Street
Area	Edmonton
Subdivision	Webber Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5X8

Amenities

Amenities	Vaulted Ceiling
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed May 8th, 2025
Days on Market 5
Zoning Zone 58

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