

# \$634,998 - 2013 209a Street, Edmonton

MLS® #E4464494

## \$634,998

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

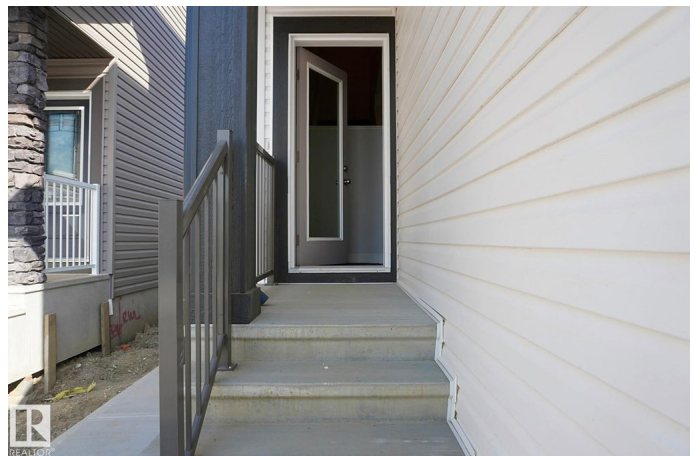
Stillwater, Edmonton, AB

2 BEDROOM FINISHED BASEMENT LEGAL SUITE! MOTIVATED SELLER! 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.(2 sets of appliances are included and \$2500 Landscaping deposit back to buyer!)

Built in 2025

### Essential Information

MLS® #	E4464494
Price	\$634,998
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	No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed November 3rd, 2025

Zoning Zone 57

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Listing information last updated on November 3rd, 2025 at 4:32pm MST