

## \$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       1  
Zoning                 Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on May 9th, 2025 at 3:32pm MDT