

## \$569,000 - 9204 209 Street, Edmonton

MLS® #E4444478

**\$569,000**

3 Bedroom, 2.50 Bathroom, 1,861 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

Beautiful 3-Bedroom Home in Suder Greens  
“ Golf Course Living at Its Finest! Welcome to this stunning 3-bedroom, 2.5-bathroom home in the highly sought-after Suder Greens community! Featuring soaring 9-foot ceilings on the main floor and basement, this property is nestled directly alongside the Lewis Estates Golf Course, offering peaceful views, privacy, and the perfect blend of comfort and style. Enjoy many upgrades, including stained birch hardwood flooring, granite countertops, rounded drywall corners throughout, and Argon gas-filled window panes that help keep energy bills low. Start your day with a cup of coffee or unwind with an evening glass of wine, all while taking in serene golf course views from your backyard. Conveniently located just minutes from schools, shopping, and the Anthony Henday, this home seamlessly combines modern convenience with the tranquility of nature. Don’t miss your chance to live in one of West Edmonton’s premier neighborhoods!

Built in 2009

### Essential Information

MLS® # E4444478

Price \$569,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,861
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9204 209 Street
Area	Edmonton
Subdivision	Suder Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3Y5

### Amenities

Amenities	Off Street Parking, Air Conditioner, Ceiling 9 ft., Deck, 9 ft. Basement Ceiling
Parking Spaces	8
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Oven-Built-In, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, Fenced, Golf Nearby,

	Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 26th, 2025
Days on Market	25
Zoning	Zone 58

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