

# \$674,000 - 2013 209a Street, Edmonton

MLS® #E4450134

## \$674,000

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

Stillwater, Edmonton, AB

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.



Built in 2025

## Essential Information

MLS® #	E4450134
Price	\$674,000
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	See Remarks
Parking	Double Garage Attached

### Interior

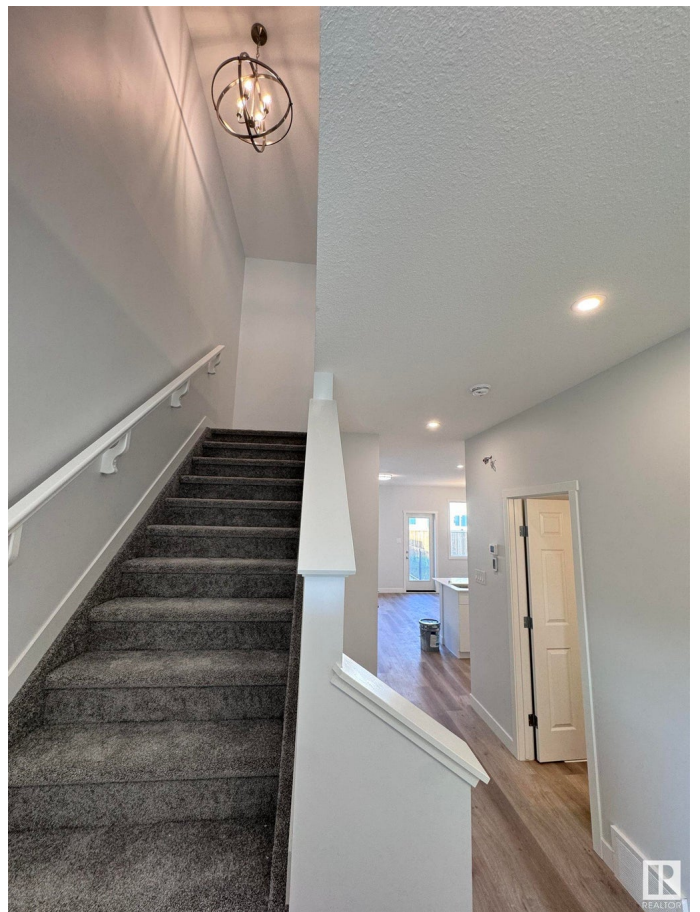
Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators Dishwasher-Two, Microwave
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public T
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 29th, 2025
Days on Market	1
Zoning	Zone 57



HOA Fees	500
HOA Fees Freq.	Annually

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Listing information last updated on July 30th, 2025 at 7:17pm MDT