

## \$849,900 - 9520 206 Street, Edmonton

MLS® #E4443489

**\$849,900**

5 Bedroom, 3.50 Bathroom, 2,779 sqft

Single Family on 0.00 Acres

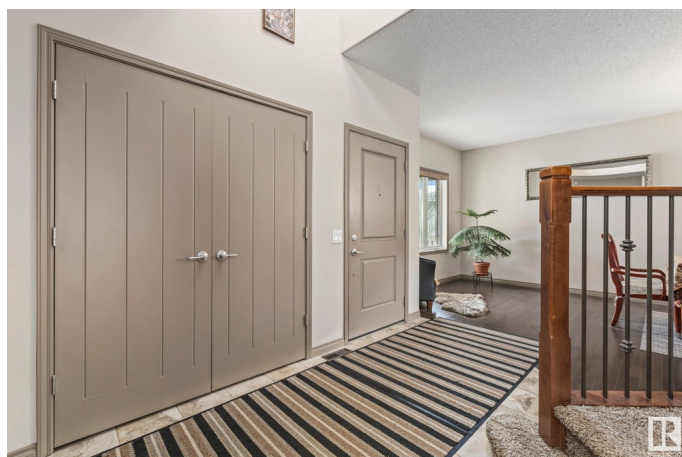
Webber Greens, Edmonton, AB

Spacious 2700+ sq ft home in Webber Greens, steps from Lewis Estates Golf Course! This 5-bedroom beauty offers 9 foot ceilings throughout, hardwood floors, ceramic tile, and a fully finished basement with mother in law suite potential. The main floor features a formal dining room with gleaming hardwood, a cozy double-sided fireplace between the kitchen and living room, stainless steel appliances, and a den ideal for a home office. Upstairs boasts a large primary suite with a 5-piece ensuite, soaker tub, and heated floors, plus 3 more generous bedrooms and a laundry room with sink. The basement includes a second kitchen, large rec room, bedroom with dual closets, and a 3-piece bath with heated floors. The garage is an oversized double with floor drain and ready for heat if you decide. Sitting on a nearly 9000 sq ft west-facing lot with 25+ trees, 12 of which are fruit trees – perfect for relaxing, entertaining, or letting the kids play! Home is a 10/10.

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4443489  |
| Price     | \$849,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,779                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9520 206 Street |
| Area        | Edmonton        |
| Subdivision | Webber Greens   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 4P1         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Double Garage Attached, Over Sized |

### Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                           |
| Has Suite         | Yes                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                              |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Vinyl                                  |
| Exterior Features | Landscaped, Level Land, Schools, See Remarks |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Vinyl                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 20th, 2025  
Days on Market                44  
Zoning                              Zone 58

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