

## \$950,000 - 9712 209 Street, Edmonton

MLS® #E4445620

**\$950,000**

3 Bedroom, 2.00 Bathroom, 1,581 sqft

Single Family on 0.00 Acres

Lewis Farms Industrial, Edmonton, AB

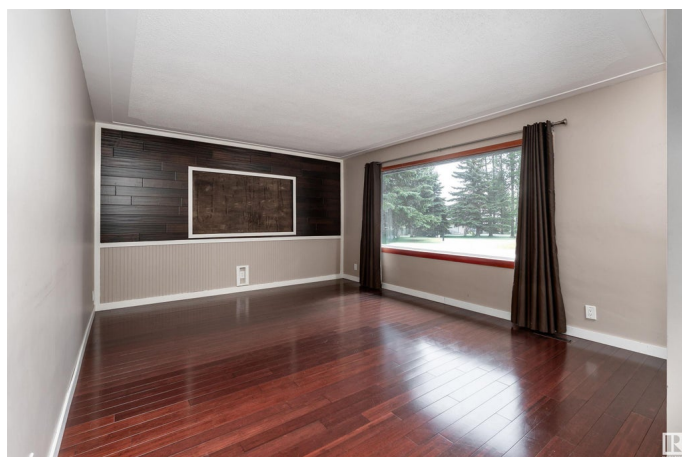
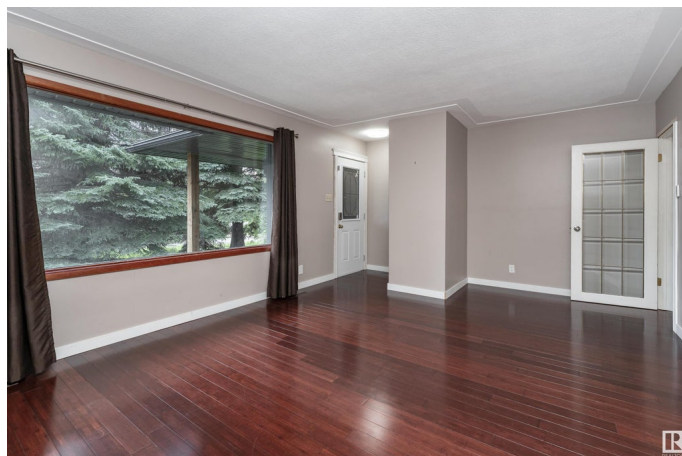
Fantastic 2.02-acre Rural Residential property offering peaceful country living right in the city! Located in quiet Lewis Farms with quick access to Hwy 16A and the Henday, this private, park-like setting is truly unique within city limits. Ideal for anyone ready to build their dream home surrounded by nature. The existing home was built in 1960 and has seen numerous updates. The property has a septic field and well water. A rare opportunity to live, work, and grow â€” all on your own terms.

Built in 1960

### Essential Information

MLS® #	E4445620
Price	\$950,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,581
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information



Address	9712 209 Street
Area	Edmonton
Subdivision	Lewis Farms Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5X9

### **Amenities**

Amenities	Deck, Fire Pit, No Smoking Home
Parking Spaces	8
Parking	No Garage

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Woodstove
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Winterburn School
Middle	Michael Phair School
High	Jasper Place High School

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	54
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 August 26th, 2025 at 4:17pm MDT