

Courtesy Of Cody C LeClair Of RE/MAX River City

## \$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 â€”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      43

Zoning                 Zone 58

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