

## \$539,999 - 9876 206 Street, Edmonton

MLS® #E4454307

**\$539,999**

4 Bedroom, 3.50 Bathroom, 1,629 sqft

Single Family on 0.00 Acres

Stewart Greens, Edmonton, AB

Beautiful Energy Star-rated 2-storey home in Stewart Greens, West Edmonton. This 4-bed, 3.5-bath home features 9ft ceilings on the main floor and basement. The open-concept main floor includes a gourmet kitchen with quartz island, stainless steel appliances, ample storage, and a half bath. Upstairs offers 3 spacious bedrooms, including a primary suite with dual sinks, quartz counters, walk-in closet, plus a full bath and upper laundry. The finished basement features high ceilings, a bedroom, living area, full bath, and laundry hookups. Outside, enjoy a large deck and detached garage with tire racks and storage. Just 8 min walk to a bus stop, 4 min drive to Lewis Farms Transit Centre, and 10 min to West Edmonton Mall. Quick access to Whitemud Dr, Anthony Henday Dr, and Stony Plain Rd. Close to shops, restaurants, parks, Lewis Estates Golf Course, Winterburn Elementary, and Jasper Place High School. Everything is within reach!

Built in 2018

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454307  |
| Price     | \$539,999 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,629                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9876 206 Street |
| Area        | Edmonton        |
| Subdivision | Stewart Greens  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7L5         |

### Amenities

|           |                                                                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio |
| Parking   | Double Garage Detached, Rear Drive Access                                                                                                              |

### Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                       |
| Fireplaces        | Remote Control, Wall Mount                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                            |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 63                |
| 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 October 24th, 2025 at 8:47pm MDT