

## **\$522,000 - 9259 212 Street, Edmonton**

MLS® #E4440023

**\$522,000**

4 Bedroom, 3.50 Bathroom, 1,541 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

WEST FACING, FULLY FINISHED 4 bed, 3.5 bath home with wonderful curb appeal and landscaping in the popular community of Suder Greens. Upgrades include: NEW ROOF SHINGLES, CENTRAL A/C, FRESHLY PAINTED, COMPOSITE DECK, and so much more! As you enter you are greeted with 17 foot ceilings and hardwood flooring with a functional layout. The main level has a white kitchen with cook island, a laundry room with newer washer/dryer, a living room area with cozy gas fireplace, a dining area, and a half bath. The large and PRIVATE back yard is nicely landscaped with composite deck. Upstairs you will find 3 bedrooms and 2 full baths, including the primary bedroom with full ensuite and sizable walk-in closet. All bedrooms are spacious. In the basement you will find a newly developed basement with a bedroom and a rec room area, and a full bath. Very desirable location with several schools nearby and public transportation, and Whitemud Dr and Henday Dr !! Welcome home:)

Built in 2005

### **Essential Information**

MLS® # E4440023

Price \$522,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,541
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9259 212 Street
Area	Edmonton
Subdivision	Suder Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6Z2

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Vaulted Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape,

Playground Nearby, Public Swimming Pool, Public Transportation,  
Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	12
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 June 15th, 2025 at 4:17pm MDT