

## \$549,000 - 9444 211 Street, Edmonton

MLS® #E4431905

**\$549,000**

3 Bedroom, 2.50 Bathroom, 1,728 sqft

Single Family on 0.00 Acres

Webber Greens, Edmonton, AB

Welcome to this beautifully upgraded single-family home in the sought-after community of Webber Greens, offering 1,727 sq ft of well-planned living space. The main floor features a modern kitchen with upgraded stainless steel appliances, a spacious dining area and bright living room. Upstairs features a spacious primary suite with walk-in closet and ensuite. Two additional bedrooms and another full bathroom complete the upper level. Enjoy 9-foot ceilings on all three levels including the basement, stylish rounded corners for an added touch of elegance and luxury vinyl plank flooring throughout the main and upper floor. A separate side entrance to the basement offers great potential for future development. Step outside to a double detached garage and a generously sized fully fenced backyard perfect for outdoor gatherings, kids'™ play, or simply relaxing. Situated right across from Jr. High school and just a 5-minute drive to West Edmonton Mall this home is the ideal fit for a growing family.

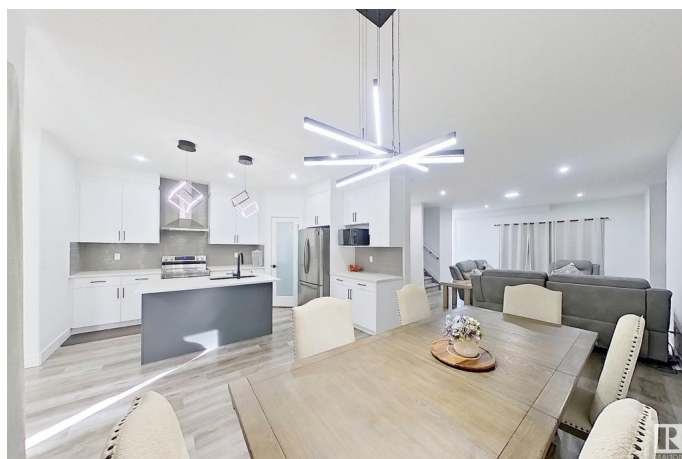
Built in 2023

### Essential Information

MLS® # E4431905

Price \$549,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,728                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9444 211 Street |
| Area        | Edmonton        |
| Subdivision | Webber Greens   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 4R1         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Security Door, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Asphalt  |
| Exterior Features | Airport Nearby, Commercial, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

Construction Wood, Asphalt  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 19th, 2025  
Days on Market 4  
Zoning Zone 58

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Listing information last updated on April 23rd, 2025 at 10:32am MDT