

\$950,000 - 9712 209 Street, Edmonton

MLS® #E4445620

\$950,000

3 Bedroom, 2.00 Bathroom, 1,581 sqft
Single Family on 0.00 Acres

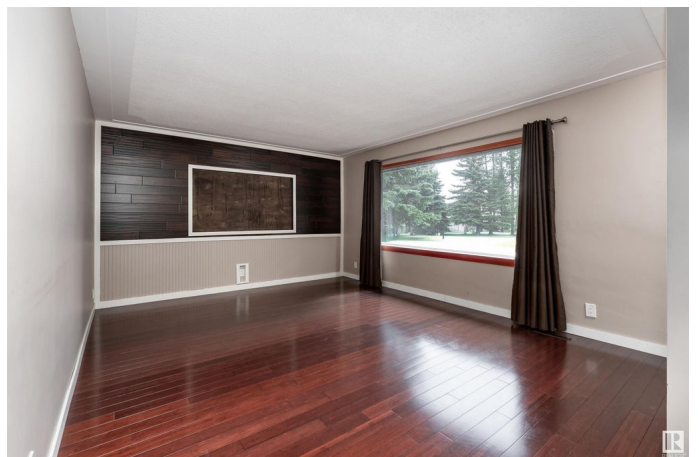
Lewis Farms Industrial, Edmonton, AB

Fantastic 2.02-acre Rural Residential property offering peaceful country living right in the city. Tucked away in quiet Lewis Farms with quick access to Hwy 16A and the Henday, this private park-like setting is a rare find within city limits. Perfect for anyone ready to build their dream home surrounded by nature, the existing 1960 home has already seen numerous updates including a 150ft well, water softener, whole-home water filtration system, HEPA air exchanger, HRV system, and a tankless on-demand hot water system. The property is serviced with a septic field and well water and also carries potential for DC1 zoning, making it a unique opportunity to create a lifestyle where you can truly live, work, and grow 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 118

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 29th, 2025 at 9:32am MDT