

## \$445,000 - 9519 212 Street, Edmonton

MLS® #E4456631

### \$445,000

3 Bedroom, 2.50 Bathroom, 1,503 sqft

Single Family on 0.00 Acres

Webber Greens, Edmonton, AB

Immaculate and move-in ready! This 1,500 sq.ft. home in the desirable Webber Greens community offers comfort, space, and convenience. The bright main floor features hardwood flooring, a welcoming dining area, a functional kitchen with plenty of cabinets, and a cozy living room with access to the deck. Upstairs, the primary suite includes a 4-piece ensuite and walk-in closet, along with two good-sized bedrooms, a full bath, and the convenience of upper-level laundry. Outside, enjoy the sunny deck, fully fenced backyard, and oversized double garage. Walking distance to parks and playgrounds, and just minutes to schools, shopping, and major routes. A wonderful place to call homeâ€™ with quick possession available!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456631  |
| Price          | \$445,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,503     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2014                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9519 212 Street |
| Area        | Edmonton        |
| Subdivision | Webber Greens   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 4J6         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Detectors Smoke, See Remarks |
| Parking   | Double Garage Detached             |

### Interior

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

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Fenced, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2025 |
| Days on Market | 11                  |

## 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 September 18th, 2025 at 12:17pm MDT