

## \$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	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 May 1st, 2025 at 5:47pm MDT