

## \$454,900 - 9457 206a Street, Edmonton

MLS® #E4452780

**\$454,900**

3 Bedroom, 2.50 Bathroom, 1,430 sqft

Single Family on 0.00 Acres

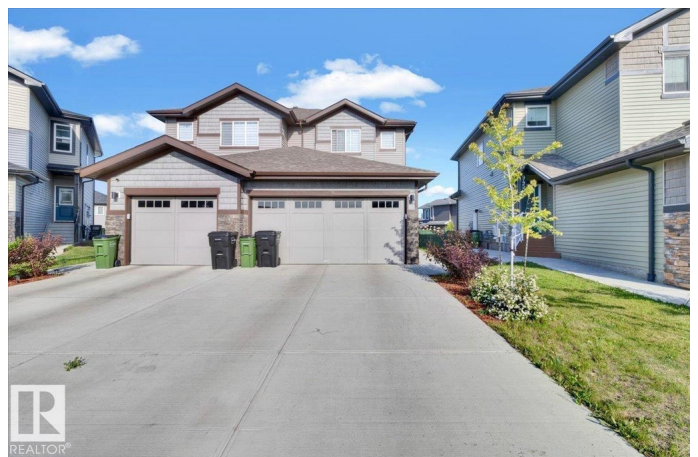
Webber Greens, Edmonton, AB

Located in the highly desirable community of Webber Greens in Lewis Estates, this stylish 2-storey duplex with double attached garage is perfect as a family home or investment property. Modeled after a former showhome, it offers an open concept main floor with 9' ceilings, quartz countertops, and stainless steel appliances—including a gas stove and space-saving over-the-range microwave. Step out to the rear deck, ideal for summer entertaining. Upstairs features a spacious primary suite with 4-piece ensuite, two additional bedrooms, and a full 4-piece bath. The basement is partially finished with a drywalled perimeter and electrical outlets in place. Close to WEM, golf, the upcoming recreation centre, future LRT, Henday, Whitemud, and walking distance to schools Dr. Bishop Motiuk Elementary & Junior High and Michael Fair Junior High, this home presents a fantastic opportunity in a prime location.

Built in 2020

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452780  |
| Price      | \$454,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,430         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9457 206a Street |
| Area        | Edmonton         |
| Subdivision | Webber Greens    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 7M9          |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, HRV System |
| Parking   | Double Garage Attached                           |

### Interior

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

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                   |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                            |

### Additional Information

Date Listed August 13th, 2025

Days on Market 11

Zoning Zone 58

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Listing information last updated on August 24th, 2025 at 9:02am MDT