

## \$619,000 - 2021 209a Street, Edmonton

MLS® #E4454193

**\$619,000**

5 Bedroom, 4.00 Bathroom, 1,765 sqft

Single Family on 0.00 Acres

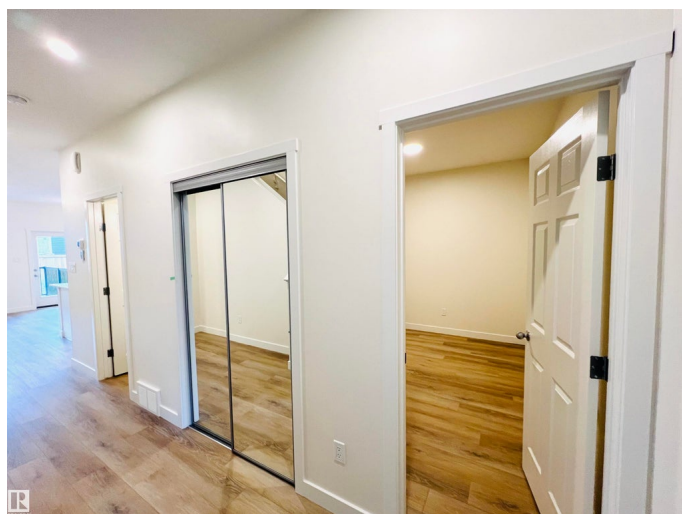
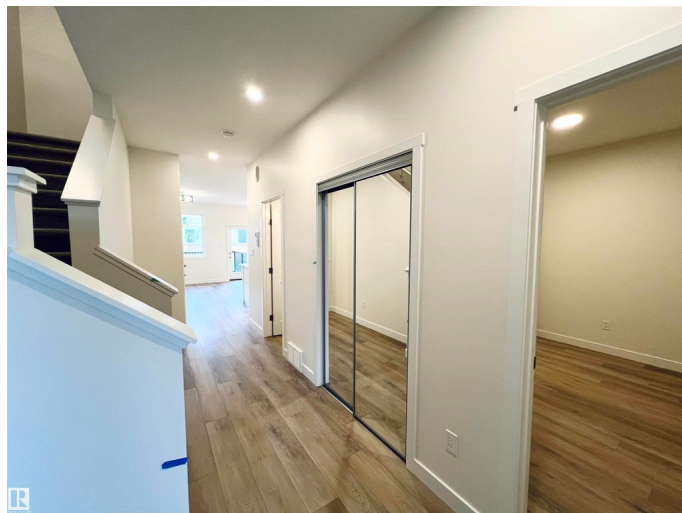
Stillwater, Edmonton, AB

**MOTIVATED SELLER! \$2500 LANDSCAPING DEPOSIT REFUND BACK TO BUYER!** This rare 5-bedroom, 4-bath property with a 2-bedroom legal basement suite delivers immediate cash flow of \$4000/month. Live upstairs in comfort while your basement tenant helps pay the mortgage—or rent the whole house for even higher returns. Comes complete with a deck and TWO full sets of appliances, making it turn-key and move-in ready. A golden opportunity for savvy investors seeking high ROI and stable income in one of Edmonton's fastest-growing communities.

Built in 2025

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4454193               |
| Price          | \$619,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,765                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 2021 209a Street |
| Area        | Edmonton         |
| Subdivision | Stillwater       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 3C8          |

## Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                    |

## Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                    |
| Stories           | 3                                                                                                            |
| Has Suite         | Yes                                                                                                          |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Finished                                                                                               |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 57           |

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 4th, 2025 at 12:17pm MDT