

# \$459,900 - 9428 212 Street, Edmonton

MLS® #E4460404

## \$459,900

3 Bedroom, 2.50 Bathroom, 1,554 sqft  
Single Family on 0.00 Acres

Webber Greens, Edmonton, AB

Welcome to Webber Greens! This very family oriented area offers a school within walking distance, easy major roadway access, nearby transit centre, easy trail and park access plus shopping and dining. With over 1500 sq ft to offer, this 3 bedroom, 2.5 bath home has all the features of a family home. The bright front veranda offers the perfect perch for mornings or evening hangouts. The yard also comes fully landscaped, with a deck and fully complete double car garage. Extra parking also easily available off the front street for the extra cars or visiting guests. Extras included rough-in for solar and a tankless water heater, great for larger families!

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4460404      |
| Price          | \$459,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,554         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9428 212 Street |
| Area        | Edmonton        |
| Subdivision | Webber Greens   |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 4R3         |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 2                                                                     |
| Parking        | Double Garage Detached                                                |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Stories           | 2                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                                                              |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                  |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                           |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Winterburn School         |
| Middle     | Michael Phair Junior High |

**Additional Information**

Date Listed           October 2nd, 2025  
Days on Market     15  
Zoning                Zone 58

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