

## \$630,000 - 9040 208 Street, Edmonton

MLS® #E4450491

**\$630,000**

3 Bedroom, 2.50 Bathroom, 2,474 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

Discover this beautifully renovated home tucked away in a quiet cul-de-sac, backing onto a serene, manicured golf course (not near a hole!). Enjoy stunning, unobstructed views from the dining room and living room through oversized windows that flood the space with natural light. The heart of the home features a brand-new kitchen with quartz countertops, modern cabinetry, and a convenient walk-through pantry that connects directly to the mudroom and garage. You'll also find new flooring throughout and a brand-new washer and dryer located on the second level for maximum convenience. The upper floor offers a spacious primary bedroom retreat with a huge walk-in closet and a luxurious 4-piece ensuite, complete with a large soaker tub. With 2 more large bedrooms and a generous bonus room! Additional highlights include a double attached garage, quick access to both the Whitemud and Anthony Henday.

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450491  |
| Price     | \$630,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,474                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9040 208 Street |
| Area        | Edmonton        |
| Subdivision | Suder Greens    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 1X6         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, No Smoking Home  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                       |
| Exterior Features | Backs Onto Park/Trees, Cross Fenced, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Public Transportation, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 58         |

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