

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

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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 serene, manicured Lewis Estates Golf Course. Enjoy stunning 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 3 spacious bedrooms including a spacious primary bedroom retreat with a huge walk-in closet and a luxurious 4-piece ensuite, complete with a large soaker tub. There are two more large bedrooms, 4 piece bathroom and a generous bonus room with views of the culdesac! Additional highlights include a double attached garage, quick access to both the Whitemud and Anthony Henday, with shopping, transit and schools nearby.

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 | 20              |
| Zoning         | Zone 58         |

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Listing information last updated on August 20th, 2025 at 5:17pm MDT