\$609,900 - 4227 206 Street, Edmonton

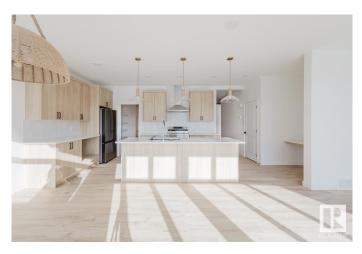
MLS® #E4422712

\$609,900

3 Bedroom, 2.50 Bathroom, 2,145 sqft Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Discover the beautiful community of Edgemont! This stunning 2-story, single-family home offers spacious, open-concept living with modern finishes. The main floor features 9' ceilings, an enclosed den, walk-through pantry and a half bath. The kitchen is a chef's paradise, with upgraded 42" cabinets, guartz countertops, included hood fan and waterline to fridge. Upstairs, the house continues to impress with a bonus room, walk-in laundry room, full bath, and 3 bedrooms. The master is a true oasis, complete with a walk-in closet, a luxurious 5-piece ensuite with a separate tub and shower, and double sinks. The home also comes with a separate side entrance and legal suite rough in's for endless possibilities. Also included is a \$3,000 appliance allowance & double attached garage! UNDER **CONSTRUCTION!** Photos may differ from actual property. Appliances/shower wand washers not included.







Built in 2025

Essential Information

| MLS® # | E4422712 |
|------------|-----------|
| Price | \$609,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |

| Half Baths | 1 |
|----------------|------------------------|
| Square Footage | 2,145 |
| Acres | 0.00 |
| Year Built | 2025 |
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 4227 206 Street |
|-------------|---------------------|
| Area | Edmonton |
| Subdivision | Edgemont (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6M 3E3 |

Amenities

| Amenities | Ceiling 9 ft., See Remarks |
|-----------|----------------------------|
| Parking | Double Garage Attached |

Interior

| Interior Features | ensuite bathroom |
|-------------------|---|
| Appliances | Garage Control, Garage Opener, Hood Fan |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| Exterior | Wood, Stone, Vinyl |
|-------------------|--|
| Exterior Features | Airport Nearby, Park/Reserve, Playground Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed February 21st, 2025

Days on Market 68

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 April 30th, 2025 at 8:02am MDT