# \$597,400 - 4235 206 Street, Edmonton

MLS® #E4427448

#### \$597.400

3 Bedroom, 2.50 Bathroom, 1,943 sqft Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

LARGE PIE LOT! Experience the best in the community of Edgemont, connected to trails and nature. This stunning 2-story, single-family home offers spacious, open-concept living with modern finishes. The main floor features 9' ceilings, walk-through pantry and a half bath. The kitchen includes a stainless steel hood fan, upgraded 42" cabinets, quartz countertops and convenient waterline to fridge. Upstairs, the house continues to impress with a bonus room, office/den, walk-in laundry room, full bath, and 3 large bedrooms. The master is a true oasis, complete with a walk-in closet and luxurious 5-piece ensuite with double sinks. Legal suite rough ins and the separate side entrance are an added bonus! Enjoy the comfort of this home with its double attached garage, 3k appliance allowance, unfinished basement with painted floor, high-efficiency furnace, and triple-pane windows. Don't miss out! UNDER CONSTRUCTION! Photos may differ. No microwave cubby/shower wands. Gold faucets will be black.

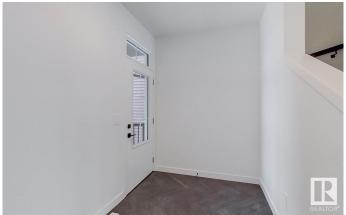


## **Essential Information**

MLS® # E4427448 Price \$597,400

Bedrooms 3







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,943 Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 4235 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, See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Not Landscaped, Playground Nearby, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 25th, 2025

Days on Market 70

Zoning Zone 57

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Listing information last updated on June 3rd, 2025 at 3:17am MDT