# \$609,900 - 4219 206 Street, Edmonton

MLS® #E4421365

#### \$609,900

4 Bedroom, 2.50 Bathroom, 2,269 sqft Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Experience the best in the community of Edgemont! This stunning 2-story, single-family home offers spacious, open-concept living with modern finishes. The main floor features 9' ceilings, den and a half bath. The kitchen includes a stainless steel hood fan, upgraded 42" cabinets, quartz countertops, walk-in pantry and convenient waterline to fridge. Upstairs, the house continues to impress with a bonus room, walk-in laundry room, full bath & 4 large bedrooms. The master is a true oasis, complete with a walk-in closet and luxurious ensuite with separate tub/shower. Plus the separate side entrance and legal suite rough-in's allow for endless possibilities. Enjoy the comfort of this home with its double attached garage, \$3,000 appliance allowance, unfinished basement with painted floor, high-efficiency furnace, and triple-pane windows. Don't miss out on this incredible opportunity! UNDER CONSTRUCTION! Photos may differ from actual property. Appliances not included.

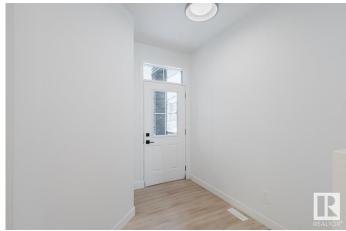


## **Essential Information**

MLS® # E4421365 Price \$609,900

Bedrooms 4







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 2,269 Acres 0.00 Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 4219 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 Playground Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

## Additional Information

Date Listed February 11th, 2025

Days on Market 86

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 May 8th, 2025 at 6:17am MDT