

Courtesy Of George M Fahmy and Nia Pavesi Of Mozaic Realty Group

## \$607,400 - 4235 206 Street, Edmonton

MLS® #E4427448

### \$607,400

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

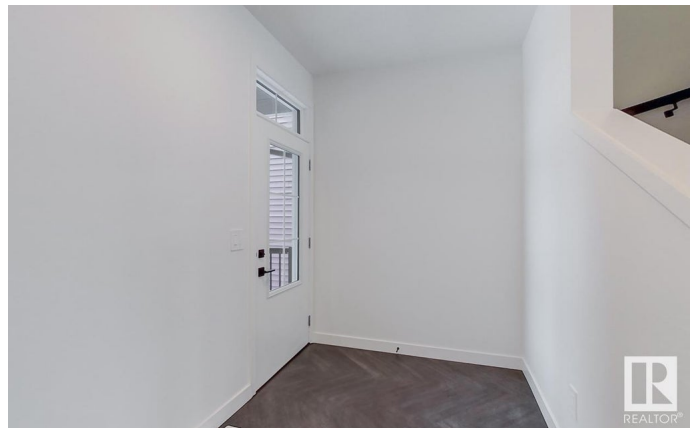
Edgemont (Edmonton), Edmonton, AB

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.

Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4427448  |
| Price    | \$607,400 |
| 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 8

Zoning Zone 57

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Listing information last updated on April 2nd, 2025 at 4:32am MDT