

\$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.

Built in 2024

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 106

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 28th, 2025 at 3:32pm MDT