\$614,900 - 4231 206 Street, Edmonton

MLS® #E4422218

\$614,900

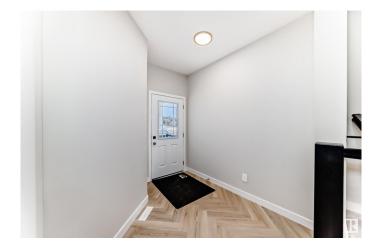
4 Bedroom, 2.50 Bathroom, 2,207 sqft Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome home to the 'Sydney' in Edgemont Place by multi-award-winning builder, Rohit! This stunning 2-storey home features the elegant Neoclassical Revival interior design with soaring ceilings and modern, natural finishes. Designed for modern living, the open-concept main floor features a sleek kitchen with stylish cabinetry, an inviting island, and a spacious dining area that flows effortlessly into the bright, cozy living room. A spacious den, pocket office, walk-in pantry, and mudroom complete the main level. Upstairs, the primary suite boasts a spa-like ensuite, perfect for relaxation. The huge bonus room offers versatility, while three additional bedrooms, a 4-piece bath, and an upper-floor laundry provide convenience for the whole family. This home is a perfect blend of elegance and functionâ€"don't miss your chance to own in Edgemont Place! **PROPERTY IS UNDER CONSTRUCTION. PHOTOS SHOW A DIFFERENT PROPERTY WITH SAME LAYOUT AND INTERIOR COLOUR PALETTE.







Built in 2025

Essential Information

| MLS® # | E4422218 |
|--------|-----------|
| Price | \$614,900 |

| Bedrooms | 4 |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,207 |
| Acres | 0.00 |
| Year Built | 2025 |
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 4231 206 Street |
|-------------|---------------------|
| Area | Edmonton |
| Subdivision | Edgemont (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6M 3E3 |

Amenities

| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors |
|-----------|------------------------------------------------------------------------|
| | Smoke, See Remarks |
| Parking | Double Garage Attached |

Interior

| Interior Features | ensuite bathroom |
|-------------------|---------------------------|
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| Exterior | Wood, Stone, Vinyl | |
|-------------------|------------------------------------------------------------------|--|
| Exterior Features | Flat Site, No Back Lane, Paved Lane, Playground Nearby, Schools, | |
| | Shopping Nearby, Stream/Pond | |
| Roof | Asphalt Shingles | |

| Construction | Wood, Stone, Vinyl |
|--------------|--------------------|
| Foundation | Concrete Perimeter |

Additional Information

| Date Listed | February 19th, 2025 |
|----------------|---------------------|
| Days on Market | 59 |
| Zoning | Zone 57 |
| HOA Fees Freq. | Annually |

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 19th, 2025 at 9:47am MDT