

## \$579,900 - 4227 206 Street, Edmonton

MLS® #E4422712

**\$579,900**

3 Bedroom, 2.50 Bathroom, 2,145 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Discover the beautiful community of Edgemont! This stunning 2-story, single-family home offers spacious, open-concept living with modern finishes. The main floor features 9' ceilings, an enclosed den, walk-through pantry and a half bath. The kitchen is a chef's paradise, with upgraded 42" cabinets, quartz countertops, included hood fan and waterline to fridge. Upstairs, the house continues to impress with a bonus room, walk-in laundry room, full bath, and 3 bedrooms. The master is a true oasis, complete with a walk-in closet, a luxurious 5-piece ensuite with a separate tub and shower, and double sinks. The home also comes with a separate side entrance and legal suite rough in's for endless possibilities. Also included is a \$3,000 appliance allowance & double attached garage! **UNDER CONSTRUCTION!** Photos may differ from actual property. Appliances/shower wand washers not included.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4422712  |
| Price      | \$579,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,145                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4227 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 |
| Heating           | Forced Air-1, Natural Gas               |
| Stories           | 2                                       |
| Has Basement      | Yes                                     |
| Basement          | Full, Unfinished                        |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Park/Reserve, Playground Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | February 21st, 2025 |
|-------------|---------------------|

Days on Market 148

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 July 19th, 2025 at 12:17am MDT