

\$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 90

Zoning Zone 57

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Listing information last updated on May 12th, 2025 at 7:17pm MDT