

## \$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 86

Zoning Zone 57

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