# \$604,900 - 4231 206 Street, Edmonton

MLS® #E4422218

#### \$604,900

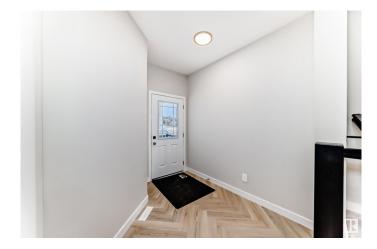
4 Bedroom, 2.50 Bathroom, 2,207 sqft Single Family on 0.00 Acres

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	\$604,900

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	75
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 May 5th, 2025 at 8:02pm MDT