# \$599,900 - 4219 206 Street, Edmonton

MLS® #E4421365

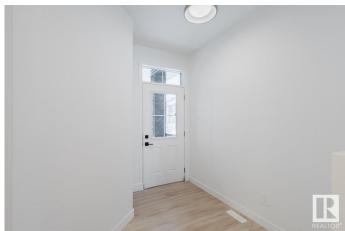
#### \$599,900

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    | \$599,900 |
| Bedrooms | 4         |

| Bathrooms      | 2.50                   |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,269                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Туре           | 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 ListedFebruary 11th, 2025Days on Market126

Zoning Zone 57

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Listing information last updated on June 17th, 2025 at 12:17am MDT