

Courtesy Of George M Fahmy and Nia Pavesi Of Mozaic Realty Group

## \$609,900 - 4227 206 Street, Edmonton

MLS® #E4422712

**\$609,900**

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	\$609,900
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
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Days on Market 44

Zoning Zone 57

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Listing information last updated on April 6th, 2025 at 4:17am MDT