

\$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 function—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
Type	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	73
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 3rd, 2025 at 3:47am MDT