

## \$614,900 - 4231 206 Street, Edmonton

MLS® #E4422218

**\$614,900**

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 \$614,900

|                |                        |
|----------------|------------------------|
| 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 | 59                  |
| Zoning         | Zone 57             |
| HOA Fees Freq. | Annually            |

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Listing information last updated on April 19th, 2025 at 7:47am MDT