

## \$529,500 - 2404 206 Street, Edmonton

MLS® #E4423871

**\$529,500**

3 Bedroom, 2.50 Bathroom, 1,747 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Step into the comfort & sophistication of your new Coventry home! The main floor welcomes you w/ an impeccably designed open-concept kitchen, featuring a ceramic tile backsplash, S/S appliances, quartz counters, a central island, corner pantry & upgraded cabinets. The kitchen seamlessly flows into the great room & dining nook, creating a harmonious space for gatherings. A conveniently located half bath completes the main floor. Ascend the stairs to the second level, where the primary bedroom awaits, w/ luxurious 4pc ensuite & a spacious walk-in closet. Two more bedrooms, bonus room, main bath, & an upstairs laundry room finish off the upper level. The double attached garage ensures both security & convenience. Each Coventry home is crafted w/ meticulous care & is backed by the assurance of the Alberta New Home Warranty Program. Front landscaping included. Home is under construction, photos are not of actual home. Some finishings may vary. Some photos virtually staged. Home does NOT have a fireplace

Built in 2024

### Essential Information

MLS® # E4423871

Price \$529,500



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,747         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2404 206 Street |
| Area        | Edmonton        |
| Subdivision | The Uplands     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1N6         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Partially Landscaped, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 4th, 2025  
Days on Market                47  
Zoning                              Zone 57

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