

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

MLS® #E4422218

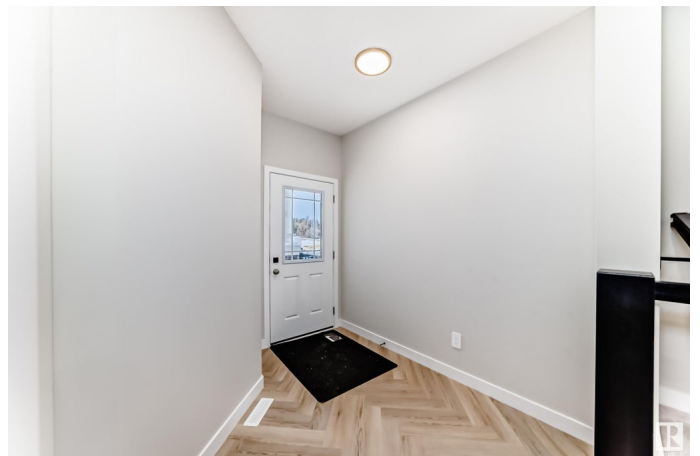
**\$614,900**

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 43  
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 April 3rd, 2025 at 3:32pm MDT