

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

## \$597,400 - 4235 206 Street, Edmonton

MLS® #E4427448

### \$597,400

3 Bedroom, 2.50 Bathroom, 1,943 sqft  
Single Family on 0.00 Acres

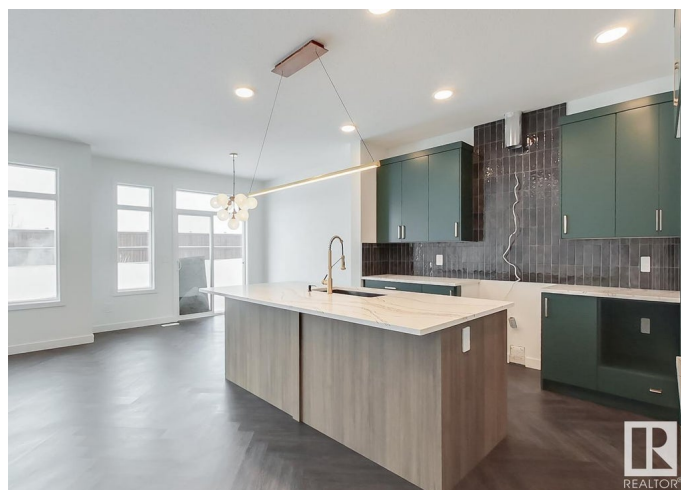
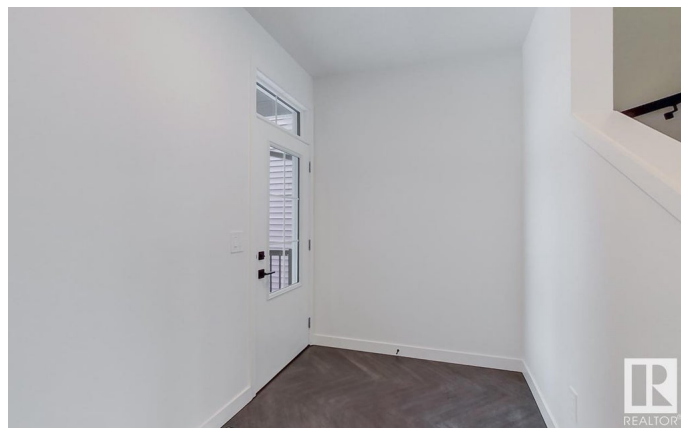
Edgemont (Edmonton), Edmonton, AB

LARGE PIE LOT! Experience the best in the community of Edgemont, connected to trails and nature. This stunning 2-story, single-family home offers spacious, open-concept living with modern finishes. The main floor features 9' ceilings, walk-through pantry and a half bath. The kitchen includes a stainless steel hood fan, upgraded 42" cabinets, quartz countertops and convenient waterline to fridge. Upstairs, the house continues to impress with a bonus room, office/den, walk-in laundry room, full bath, and 3 large bedrooms. The master is a true oasis, complete with a walk-in closet and luxurious 5-piece ensuite with double sinks. Legal suite rough ins and the separate side entrance are an added bonus! Enjoy the comfort of this home with its double attached garage, 3k appliance allowance, unfinished basement with painted floor, high-efficiency furnace, and triple-pane windows. Don't miss out! UNDER CONSTRUCTION! Photos may differ. No microwave cubby/shower wands. Gold faucets will be black.

Built in 2025

### Essential Information

MLS® #	E4427448
Price	\$597,400
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,943
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4235 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, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Not Landscaped, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 25th, 2025

Days on Market 39

Zoning Zone 57

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Listing information last updated on May 3rd, 2025 at 3:17pm MDT