

## **\$749,900 - 2008 206 Street, Edmonton**

MLS® #E4445394

**\$749,900**

6 Bedroom, 4.00 Bathroom, 2,760 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

Welcome to this BRIGHT AND SPRAWLING home in Stillwater, boasting HIGH CEILINGS and ABUNDANT WINDOWS, filling the home with plenty of NATURAL LIGHT. Enjoy the electronically controlled blinds, installed in the main living areas. This home features 6 BEDROOMS!! There are 4 upstairs, 1 on the main level, and 1 in the basement. Storage is plentiful with NUMEROUS CLOSETS throughout. The main floor includes a living room, dining area, kitchen, 3-piece bath, bedroom and mudroom. The second floor features a LUXURIOUS PRIMARY BEDROOM with a 5-piece ensuite bathroom and not one but 2 WALK-IN CLOSETS!! The family room, laundry room, 4-pce main bath and 3 MORE BEDROOMS round out the space. The basement offers an ADDITIONAL BEDROOM, a utility room, and a full bathroom, and it will be completed by the end of July. Enjoy the CENTRAL AIR CONDITIONING for those hot summer days. THE FINISHED BACKYARD, nearby playground, GATED HOA spray park, basketball/hockey rink, and community center make this ideal for young families!

Built in 2021

### **Essential Information**

MLS® #

E4445394



Price	\$749,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,760
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2008 206 Street
Area	Edmonton
Subdivision	Stillwater
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1M7

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, No Back Lane, Playground Nearby, Shopping Nearby, Ski Hill Nearby, Private Park Access
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	2
Zoning	Zone 57
HOA Fees	420
HOA Fees Freq.	Annually

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Listing information last updated on July 4th, 2025 at 6:17pm MDT