

# \$569,888 - 4239 206 Street, Edmonton

MLS® #E4457506

## \$569,888

3 Bedroom, 2.50 Bathroom, 1,886 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome to this thoughtfully designed single-family QUICK POSSESSION home featuring a double attached garage, separate side door entry, and basement rough-ins for future possibilities. The kitchen is a true highlight with 3cm quartz countertops, a stylish hood fan, 42" upper cabinets, water line to the fridge, and a walk-through pantry that flows into the mudroom for everyday convenience. Upstairs, youâ€™ll find a spacious bonus room, a dedicated office space, laundry, and a 4-piece main bath. Three comfortable bedrooms complete the level, including a spacious primary suite with a walk-in closet and a 5-piece ensuite with double sinks for a touch of luxury. Appliances & rough-grading included. Photos from a previous build & may differ; interior colors are not represented, upgrades may vary.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457506  |
| Price          | \$569,888 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,886     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4239 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 | Airport Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 1                    |

## Zoning

## Zone 57

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Listing information last updated on September 13th, 2025 at 8:32pm MDT