

\$574,900 - 4223 206 Street, Edmonton

MLS® #E4419908

\$574,900

3 Bedroom, 2.50 Bathroom, 1,868 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome home to the 'Willow' in Edgemont Place by multi-award-winning builder, Rohit! This gorgeous 2-storey home features an open-concept plan, and the magazine-worthy "Neoclassical Revival" interior design. Enjoy the open concept living area with soaring ceilings and modern & natural finishings throughout. The kitchen is a chef's dream with massive quartz island, ample cabinetry & pantry. The adjacent dining is the perfect spot to host your dinner parties! Primary bedroom on upper level is your own personal oasis with a 4pce ensuite & a wide walk-in closet. Two more bedrooms with a 4pce main bath, an office, a bonus room and the front attached garage. Unbelievable proximity to commercial amenities, recreation facilities and schools, see document tab for further info! Property under construction - Photos are of a different home with the same layout and interior colour palette. Please refer to the floor plan.

Built in 2025

Essential Information

MLS® #	E4419908
Price	\$574,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,868
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4223 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	January 31st, 2025
Days on Market	136
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 June 16th, 2025 at 10:47am MDT