

\$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 | 137 |
| Zoning | Zone 57 |
| HOA Fees Freq. | Annually |

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Listing information last updated on June 16th, 2025 at 9:31pm MDT