

## \$725,000 - 8704 207 Street, Edmonton

MLS® #E4439408

**\$725,000**

4 Bedroom, 3.50 Bathroom, 2,332 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

A rare find! This upgraded 4-bedroom family home sits on an incredible 678 sq. meter pie-shaped lot—more than double the size of most new lots—in a quiet cul-de-sac in Meadowland Estates of Suder Greens. The open-concept main level features hardwood floors, a den/office, spacious living room with gas fireplace, window-filled dining area, and a renovated kitchen with quartz counters, premium appliances, walk-through pantry, and extended island with seating. Upstairs offers a large bonus room, 3 bedrooms, and a stunning 5-piece ensuite with heated floors, stand-alone tub, double sinks, & tiled glass shower. The fully finished basement includes a huge rec room, family room, gym/bedroom, and stylish 4-piece bath. Outside is a southwest-facing backyard oasis with a gazebo-covered maintenance-free deck and patio—perfect for families, entertaining, or relaxing in the sun. Features include, new shingles '23, new AC/Furnace '21 and heated double garage. This one-of-a-kind lot sets this home apart—inside and out!

Built in 2007

### Essential Information

MLS® # E4439408

Price \$725,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,332
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8704 207 Street
Area	Edmonton
Subdivision	Suder Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6Y1

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, No Animal Home, No Smoking Home, Patio, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Winterburn School
Middle	Michael Phair School
High	Jasper Place School

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	17
Zoning	Zone 58

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