

## \$564,900 - 4223 206 Street, Edmonton

MLS® #E4447694

**\$564,900**

3 Bedroom, 2.50 Bathroom, 1,868 sqft

Single Family on 0.00 Acres

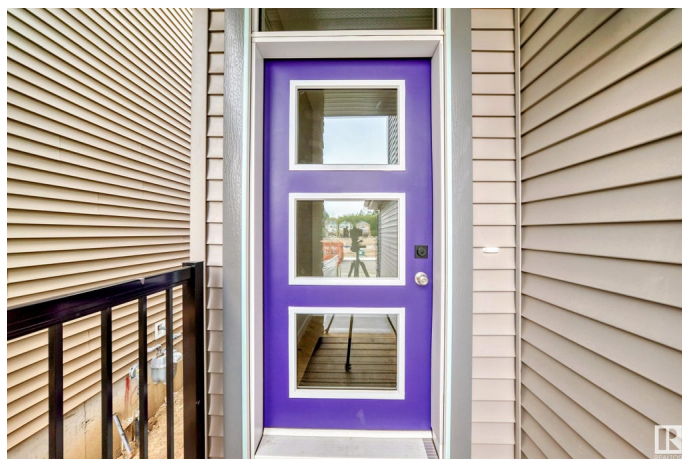
Edgemont (Edmonton), Edmonton, AB

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® #    | E4447694  |
| Price     | \$564,900 |
| 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                                                                    |
| Is Waterfront | Yes                                                                                       |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | ensuite bathroom                                            |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| 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                      July 14th, 2025  
Days on Market                19  
Zoning                              Zone 57  
HOA Fees Freq.                Annually

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Listing information last updated on August 2nd, 2025 at 11:32am MDT