

Courtesy Of Cathy Cookson Of RE/MAX Excellence

\$749,900 - 2520 206 Street, Edmonton

MLS® #E4419787

\$749,900

3 Bedroom, 2.50 Bathroom, 2,283 sqft
Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Immaculate walkout backing pond & steps to ravine! 9-ft ceilings & a modern Jayman, Elliott design. Luxury vinyl plank flooring leads you to the Kitchen; spacious walk-in pantry, S/S appliances, quartz counter tops, sleek white cabinetry, fabulous island for on the go or hosting company. Step outside onto the deck & enjoy the VIEW. Enjoy sunsets from your couch thru wall to wall windows, highlighting the open concept living & dining room. Flex room is bright & makes a perfect home office. 2-pce bath & back entry with room for storage. Upstairs, the private primary bedroom awaits. Ensuite is beautifully finished & the walk-in closet is spacious & organized. Versatile bonus room on the upper level. 2 add spacious bdrms & 5 pce bath with dual sinks. Convenient upper laundry. Walkout basement with 11.5-ft ceiling. This home is complete! Dbt attached garage, hot H2O on demand, SMART tech (incl wifi lights), 10 solar panels, electric car charger hookup, & custom blinds. Landscaped - HOME feels brand new!

Built in 2023

Essential Information

MLS® #	E4419787
Price	\$749,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,283
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2520 206 Street
Area	Edmonton
Subdivision	The Uplands
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1P1

Amenities

Amenities	Closet Organizers, Deck, Vinyl Windows, Walkout Basement, HRV System, Solar Equipment
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Backs Onto Lake, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	January 30th, 2025
Days on Market	67
Zoning	Zone 57

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 April 7th, 2025 at 8:02pm MDT