

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
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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

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Listing information last updated on April 7th, 2025 at 2:32am MDT