

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 | 71 |
| Zoning | Zone 57 |

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Listing information last updated on April 11th, 2025 at 1:32pm MDT