

## \$700,000 - 2532 206 Street, Edmonton

MLS® #E4446971

**\$700,000**

3 Bedroom, 2.50 Bathroom, 2,257 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

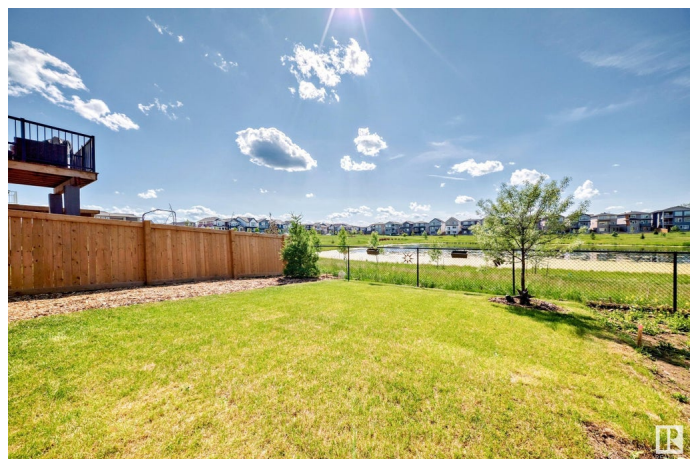
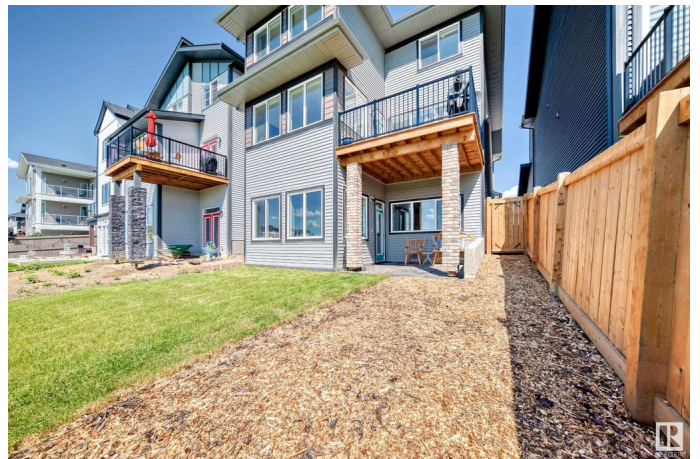
Luxury and sustainability blend in this 2 story WALKOUT on a serene POND. Inside 9' ceilings and an abundance of windows allow natural light, a sense of space, and VIEWS. Quartz countertops complement white cabinetry and rose gold hardware throughout. The kitchen features stainless steel appliances, gas stove and custom pantry. An office, bath and living room finish this level. Upstairs each bedroom offers a walk-in closet. The primary suite is a personal retreat off of the bonus room with a spa-like ensuite and its own makeup vanity. Smart features include thermostat, lighting, garage and video doorbell making life easy and efficient. Green certified with solar panels and an EV charger, this home is eco-conscious and elegant. Custom closets, blinds, pantry, and a built-in mudroom show attention to detail throughout. Walkout from 11' ceiling to a fully landscaped yard for relaxation, play or entertaining. With no path behind, you'll enjoy peaceful views and privacy. A new home with no GST and warranty!

Built in 2022

### Essential Information

MLS® # E4446971

Price \$700,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,257                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2532 206 Street |
| Area        | Edmonton        |
| Subdivision | The Uplands     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1P1         |

### Amenities

|               |                                                                                                                                                                                          |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, Parking-Plug-Ins, Smart/Program. Thermostat, Walkout Basement, HRV System, Solar Equipment |
| Parking       | Double Garage Attached                                                                                                                                                                   |
| Is Waterfront | Yes                                                                                                                                                                                      |

### Interior

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

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Backs Onto Lake, Landscaped, Playground Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                 |
| Construction      | Wood, Vinyl                                                      |
| Foundation        | Concrete Perimeter                                               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 57         |

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Listing information last updated on August 2nd, 2025 at 3:02am MDT