

## \$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

Stunning home offers an ideal location with serene views & direct access to nature. 9-ft ceilings & luxury vinyl plank flooring throughout, the open-concept main floor is designed for both everyday comfort & stylish entertaining. The kitchen boasts a spacious walk-in pantry, stainless steel appliances, quartz countertops, sleek white cabinetry, & a fabulous island. Step onto the deck or enjoy breathtaking pond views right from your couch, thanks to the wall-to-wall windows in the bright living & dining areas. A flex room makes a great home office, while the back entry offers practical storage & a 2-piece guest bath. Upstairs, the private primary retreat features a beautifully finished ensuite & a walk-in closet. The bonus room provides extra living space, alongside two generous bedrooms & a stylish 5-piece bathroom with dual sinks. Upper-floor laundry adds convenience. Walkout Bsmt offers 11.5-ft ceilings, perfect for a home gym. SMART Home, 10 solar panels, 220V, fully landscaped, & Dbl attached Garage.

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	105
Zoning	Zone 57

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