

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

MLS® #E4446971

**\$700,000**

3 Bedroom, 2.50 Bathroom, 2,257 sqft  
Single Family on 0.00 Acres

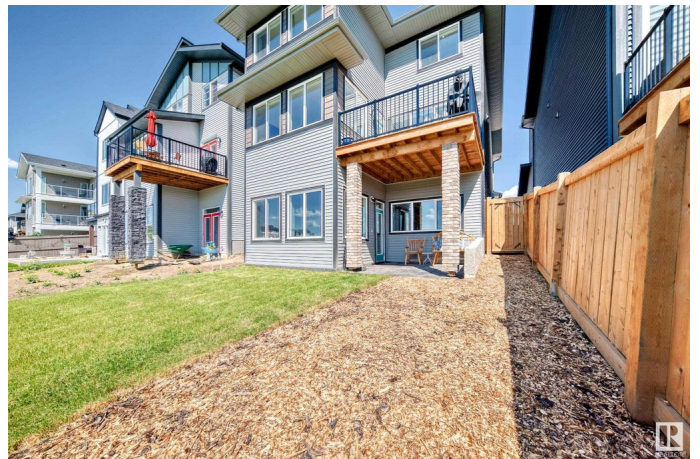
The Uplands, Edmonton, AB

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

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 August 1st, 2025 at 10:02pm MDT