

## \$693,900 - 2008 206 Street, Edmonton

MLS® #E4449485

**\$693,900**

6 Bedroom, 4.00 Bathroom, 2,668 sqft

Single Family on 0.00 Acres

Stillwater, Edmonton, AB

INCREDIBLY SPACIOUS, FULLY FINISHED, AND LOADED WITH EXTRAS! Located in the sought-after west Edmonton's Stillwater, this stunning 6 BEDROOM, 4 BATHROOM home offers over 3,200 SQFT OF LIVING SPACE across three levels—perfect for growing families or multi-generational living. The open-concept main floor features a large living area, central dining space, and a bright kitchen with modern finishes, pantry, and access to the MUDROOM and attached garage. Main floor bedroom or office for added flexibility. Upstairs, find 4 spacious bedrooms, a bonus room, full laundry, and a luxurious primary suite with dual sinks, soaker tub, and walk-in closet. The finished basement includes bedroom, a rec room, and storage. Stay comfortable year-round with CENTRAL A/C or GAS FIREPLACE and enjoy the beautifully landscaped backyard, complete with a BRICKED OUTDOOR LIVING AREA and HOT TUB—ideal for relaxing or entertaining. Set in a family-friendly neighbourhood near parks, trails, and major roadways—this home truly has it all!

Built in 2021

### Essential Information

MLS® # E4449485

Price \$693,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,668                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2008 206 Street |
| Area        | Edmonton        |
| Subdivision | Stillwater      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1M7         |

### Amenities

|           |                                                                                            |
|-----------|--------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Tub, Patio |
| Parking   | Double Garage Attached                                                                     |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                        |
| Fireplace         | Yes                                                                              |
| Fireplaces        | Mantel, Tile Surround                                                            |
| Stories           | 3                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Finished                                                                   |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                             |
| Exterior Features | Fenced, Flat Site, Landscaped, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 57         |
| HOA Fees       | 400             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 3rd, 2025 at 2:32pm MDT