

## \$529,500 - 2404 206 Street, Edmonton

MLS® #E4423871

**\$529,500**

3 Bedroom, 2.50 Bathroom, 1,747 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Step into the comfort & sophistication of your new Coventry home! The main floor welcomes you w/ an impeccably designed open-concept kitchen, featuring a ceramic tile backsplash, S/S appliances, quartz counters, a central island, corner pantry & upgraded cabinets. The kitchen seamlessly flows into the great room & dining nook, creating a harmonious space for gatherings. A conveniently located half bath completes the main floor. Ascend the stairs to the second level, where the primary bedroom awaits, w/ luxurious 4pc ensuite & a spacious walk-in closet. Two more bedrooms, bonus room, main bath, & an upstairs laundry room finish off the upper level. The double attached garage ensures both security & convenience. Each Coventry home is crafted w/ meticulous care & is backed by the assurance of the Alberta New Home Warranty Program. Front landscaping included. Home is under construction, photos are not of actual home. Some finishings may vary. Some photos virtually staged. Home does NOT have a fireplace

Built in 2024

### Essential Information

MLS® # E4423871

Price \$529,500



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,747
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2404 206 Street
Area	Edmonton
Subdivision	The Uplands
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1N6

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Partially Landscaped, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 4th, 2025  
Days on Market                58  
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 April 30th, 2025 at 9:32pm MDT