

## \$699,900 - 2520 206 Street Nw, Edmonton

MLS® #E4455272

**\$699,900**

3 Bedroom, 2.50 Bathroom, 2,110 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

This fabulous & IMMACULATELY kept home, located in the upscale community of Uplands, is available for immediate possession!! Beautifully designed by Jayman, featuring 5 levels of living space with an open concept feel. The kitchen, with stainless steel appliances, walk in pantry & large windows and deck overlooking the pond is perfect for entertaining or watching the sun set! The primary bedroom is truly a show-stopper, oversized with a generous walk-in closet and 5 piece ensuite bath-functionality truly meets elegance. The top level is a perfect for kids/teens, with bonus area, and 2nd & 3rd bedroom, laundry room and 5pc bath. The walkout basement is perfect for suite development, with 10ft ceilings, and large windows that make the space feel open and bright! Garage is insulated & wired for electric car charging. There are also 10 solar panels on the roof. Don't miss out on this amazing property!!

Built in 2023

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455272  |
| Price     | \$699,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,110                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 5 Level Split          |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2520 206 Street Nw |
| Area        | Edmonton           |
| Subdivision | The Uplands        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6M 1P1            |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Hot Water Tankless, Parking-Plug-Ins, Walkout Basement, Solar Equipment |
| Parking Spaces | 4                                                                                            |
| Parking        | Double Garage Attached, Front Drive Access, Insulated                                        |
| Is Waterfront  | Yes                                                                                          |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas, Solar                                                                                            |
| Stories           | 4                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Airport Nearby, Backs Onto Lake, Landscaped, Park/Reserve, Schools, |

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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 66                |
| 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 November 3rd, 2025 at 2:48pm MST