

## \$569,000 - 4208 208 St, Edmonton

MLS® #E4433493

**\$569,000**

3 Bedroom, 2.50 Bathroom, 1,644 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Experience modern living with a natural backdrop in this stunning two-storey home featuring a large backyard that backs onto a beautiful treed area—perfect for relaxing in west Edmonton’s Edgemont community! The main floor boasts an open-concept layout with a living room, dining area, and a contemporary kitchen complete with cabinetry, counter space, and a central island. A convenient 2-piece bath and access to the double garage complete the main floor. Upstairs, enjoy a family room, a large primary suite with walk-in closet and 4-piece ensuite, two additional bedrooms, a full bath, and upper-floor laundry for convenience. The full unfinished basement with a separate side entrance offers excellent potential for a future legal suite or rental income opportunity. Located just minutes from West Edm. Mall, schools, parks, walking trails with quick access to Henday Drive—this home delivers incredible value in a fast-growing, family-friendly neighbourhood.

Built in 2025

### Essential Information

MLS® # E4433493

Price \$569,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,644
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4208 208 St
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3E4

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 30th, 2025  
Days on Market      47  
Zoning                 Zone 57

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