

Courtesy Of Greg B Rosychuk Of Real Broker

## \$538,500 - 9868 206 Street, Edmonton

MLS® #E4463590

**\$538,500**

4 Bedroom, 3.50 Bathroom, 1,637 sqft

Single Family on 0.00 Acres

Stewart Greens, Edmonton, AB

Sweet Dreams in Stewart Greens! Double Oversized Garage 24x20 with 9' OH Door!!! HOT TUB! This beautifully maintained 2018 two-storey offers over 1,600 sq. ft. above grade plus a fully finished basement. The open-concept main floor features a bright living room, spacious dining area, and chef's kitchen with built-in oven, microwave, gas cooktop, and range hood. Enjoy year-round comfort with central air conditioning. The private backyard includes a large deck and hot tub, perfect for relaxing or entertaining. Upstairs boasts three bedrooms including a primary suite with walk-in closet and ensuite. The finished basement adds a rec room, bedroom, and full bath. Outside, the oversized double detached garage is heated, insulated, and features attic storage. Don't forget the 9' Overhead Door; park your truck in here! Located near schools, parks, and shopping, this home blends comfort, style, and convenience. Turn-key and move-in ready for you.

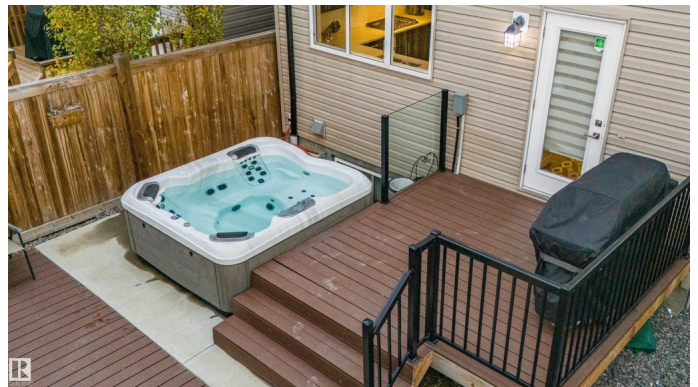
Built in 2018

### Essential Information

MLS® # E4463590

Price \$538,500

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,637                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9868 206 Street |
| Area        | Edmonton        |
| Subdivision | Stewart Greens  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 7L5         |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Hot Tub, Patio |
| Parking   | Double Garage Detached, Heated, Insulated, Over Sized    |

### Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer, Refrigerators-Two, TV Wall Mount, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                   |
| Fireplaces        | Wall Mount                                                                                                                                                                            |
| Stories           | 2                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                        |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                          |
| Exterior Features | Back Lane, Fenced, Schools, Shopping Nearby |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 58            |

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