

## \$687,500 - 9316 206, Edmonton

MLS® #E4424287

### \$687,500

4 Bedroom, 3.50 Bathroom, 2,497 sqft  
Single Family on 0.00 Acres

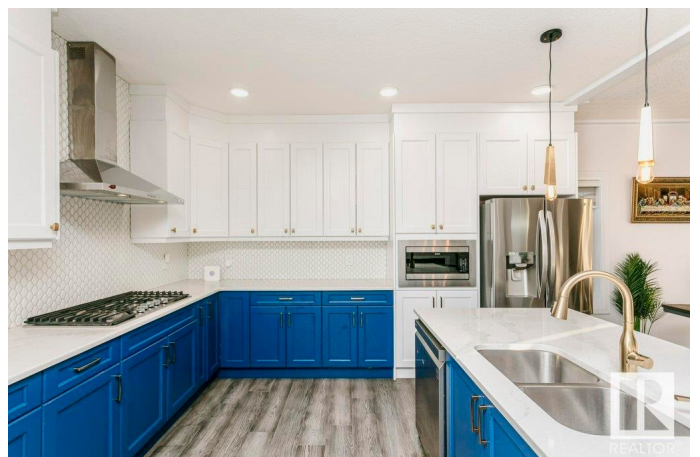
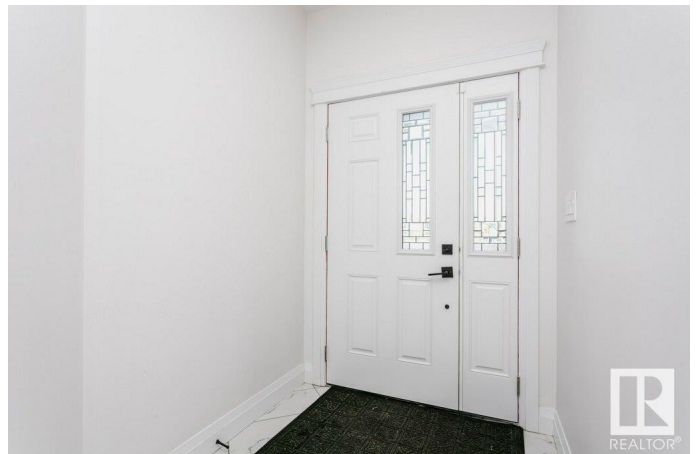
Webber Greens, Edmonton, AB

Discover elegance and comfort in this beautifully designed 4-bedroom, 3.5-bathroom home. The open-concept main floor features a spacious living room, a chef's kitchen with stainless steel appliances, a large dining area perfect for entertaining, and a spice kitchen for all your culinary needs. The main floor also includes a den and powder room. Upstairs, the home boasts two expansive primary suites, each with a luxurious 5-piece ensuite and walk-in closet. Two additional bedrooms provide ample space for family or guests. Additional features include central air conditioning, BBQ hook-ups, a double garage, and a separate side entrance for future legal basement. Situated on a corner lot across from picturesque ponds and walking trails, this home is conveniently located near schools, parks, and local amenities. It offers the perfect blend of style, comfort, and practicality.

Built in 2020

### Essential Information

MLS® #	E4424287
Price	\$687,500
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	2,497
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9316 206
Area	Edmonton
Subdivision	Webber Greens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4P1

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Animal Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 6th, 2025

Days on Market      36

Zoning                 Zone 58

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 11th, 2025 at 7:32pm MDT