

## **\$709,998 - 2616 206 Street, Edmonton**

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MLS® #E4415036

### **\$709,998**

3 Bedroom, 3.00 Bathroom, 2,096 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Welcome to the all new "Newcastle" built by the award-winning builder Pacesetter homes located in the heart of the Uplands at Riverview and just steps to the walking trails and and natural reserves. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room ( with open to above ceilings) , kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 2 piece powder room. Upstairs is the primary bedroom retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room. This home sits on a regular lot not a zero lot line and it backs the pond! \*\*\* Photos used are from the exact same model recently built colors may vary , To be complete by August of 2025 \*\*\*



Built in 2024

### **Essential Information**

MLS® #	E4415036
Price	\$709,998
Bedrooms	3
Bathrooms	3.00

Full Baths	3
Square Footage	2,096
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2616 206 Street
Area	Edmonton
Subdivision	The Uplands
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1P2

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Golf Nearby, Lake Access Property, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed            December 1st, 2024

Days on Market      101

Zoning                Zone 57

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Listing information last updated on March 12th, 2025 at 3:32pm MDT