

Courtesy Of Wally Karout Of Royal LePage Arteam Realty

## \$689,998 - 2612 206 Street, Edmonton

MLS® #E4415035

### \$689,998

3 Bedroom, 2.50 Bathroom, 2,153 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Welcome to the "Columbia" built by the award winning Pacesetter homes and is located on a quiet street in the heart The Uplands at Riverview. This unique property in the Uplands offers nearly 2155 sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office if needed, as well as an open kitchen with quartz counters, and a large walkthrough pantry that is leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs you'll find 3 large bedrooms and a good sized bonus room. This is the perfect place to call home and the best part is this home is close to all amenities. This home has a side separate entrance perfect for a future legal suite or nanny suite. The best part is this home backs onto the pond! \*\*\* Home is under construction and almost complete the photos being used are from the exact home recently built colors may vary, To be complete by July of this year \*\*\*



Built in 2024

### Essential Information

MLS® # E4415035

Price \$689,998

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,153
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2612 206 Street
Area	Edmonton
Subdivision	The Uplands
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1P8

### **Amenities**

Amenities	Lake Privileges, 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, 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
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Days on Market	127
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Zoning	Zone 57
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Listing information last updated on April 6th, 2025 at 10:47pm MDT