

## \$399,900 - 4208 204 St, Edmonton

MLS® #E4461507

**\$399,900**

2 Bedroom, 2.50 Bathroom, 1,458 sqft

Single Family on 0.00 Acres

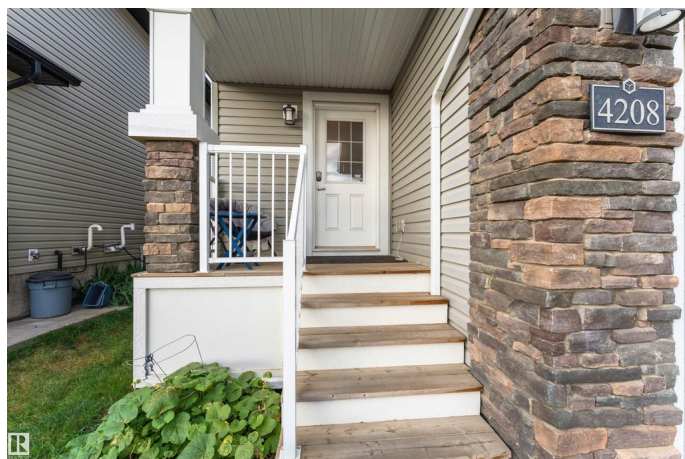
Edgemont (Edmonton), Edmonton, AB

MODERN COMFORT MEETS EXCEPTIONAL VALUE IN EDMONTON! Welcome to this beautiful 2-storey home in Edgemont, offered at just \$399,900 with no condo fees! Featuring granite countertops, hardwood and tile flooring, and triple-pane windows, this home blends style and efficiency. Enjoy a gas fireplace, stainless steel appliances, and a built patio with garden box-perfect for relaxing, or entertaining. Upstairs, you'll find two spacious master bedrooms, each with its own ensuite, plus a bonus room nestled between them. Complete with a single attached garage, this home offers unbeatable value in one of Edmonton's most sought-after communities.

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461507  |
| Price          | \$399,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,458     |
| Acres          | 0.00      |
| Year Built     | 2014      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4208 204 St         |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0R8             |

### Amenities

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | Off Street Parking, Deck, No Animal Home, Natural Gas BBQ Hookup |
| Parking   | Single Garage Attached                                           |

### Interior

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

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Vinyl                                            |
| Exterior Features | Commercial, Landscaped, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl                                            |
| Foundation        | Concrete Perimeter                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 57           |

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 October 17th, 2025 at 2:47pm MDT