

## \$579,900 - 4023 208 Street, Edmonton

MLS® #E4447334

**\$579,900**

3 Bedroom, 2.50 Bathroom, 1,941 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

(NOT A ZERO LOT!!) Welcome to the Jayne by Akash Homes, a 1,939 sq ft home located in the desirable West Edmonton community of Edgemont Place. This beautifully designed home features 9'™ ceilings, laminate flooring, a main floor den, and a separate side entry. The chef-inspired kitchen offers quartz countertops, ample cabinetry, and flows seamlessly into the open-concept great room with an electric fireplace and a spacious dining area that opens to a rear pressure-treated deck. Upstairs, enjoy a large bonus room, convenient second-floor laundry, and three generously sized bedrooms. The primary suite is a private retreat with a walk-in closet and a stylish ensuite. Perfect for families and future rental potential—this home offers both function and flexibility in a thriving west-end community. Additionally, this home offers a dbl attached garage and \$5K CREDIT to THE BRICK! \*\*PICTURES ARE OF SHOWHOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY & SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE!

Built in 2025

### Essential Information

MLS® # E4447334

Price \$579,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,941                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4023 208 Street     |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 3E4             |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck, Detectors Smoke, See Remarks |
| Parking Spaces | 2                                  |
| Parking        | Double Garage Attached             |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | See Remarks               |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Golf Nearby, Not Fenced, Not Landscaped, Schools, Shopping Nearby, |

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

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Bessie Nichols School |
| Middle     | Bessie Nichols School |
| High       | JASPER PALCE          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 57         |

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Listing information last updated on August 3rd, 2025 at 3:47pm MDT