

## \$569,900 - 4023 208 Street, Edmonton

MLS® #E4447334

**\$569,900**

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 \$569,900



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	61
Zoning	Zone 57

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Listing information last updated on September 10th, 2025 at 4:47am MDT