

## \$725,000 - 8704 207 Street, Edmonton

MLS® #E4439408

**\$725,000**

4 Bedroom, 3.50 Bathroom, 2,332 sqft

Single Family on 0.00 Acres

Suder Greens, Edmonton, AB

A rare find! This upgraded 4-bedroom family home sits on an incredible 678 sq. meter pie-shaped lot—more than double the size of most new lots—in a quiet cul-de-sac in Meadowland Estates of Suder Greens. The open-concept main level features hardwood floors, a den/office, spacious living room with gas fireplace, window-filled dining area, and a renovated kitchen with quartz counters, premium appliances, walk-through pantry, and extended island with seating. Upstairs offers a large bonus room, 3 bedrooms, and a stunning 5-piece ensuite with heated floors, stand-alone tub, double sinks, & tiled glass shower. The fully finished basement includes a huge rec room, family room, gym/bedroom, and stylish 4-piece bath. Outside is a southwest-facing backyard oasis with a gazebo-covered maintenance-free deck and patio—perfect for families, entertaining, or relaxing in the sun. Features include, new shingles '23, new AC/Furnace '21 and heated double garage. This one-of-a-kind lot sets this home apart—inside and out!

Built in 2007

### Essential Information

MLS® # E4439408

Price \$725,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,332                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8704 207 Street |
| Area        | Edmonton        |
| Subdivision | Suder Greens    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 6Y1         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Closet Organizers, Deck, No Animal Home, No Smoking Home, Patio, Vinyl Windows |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Heated  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Winterburn School    |
| Middle     | Michael Phair School |
| High       | Jasper Place School  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 58        |

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Listing information last updated on June 16th, 2025 at 3:02am MDT