

## \$602,250 - 2431 194 Street, Edmonton

MLS® #E4443547

**\$602,250**

4 Bedroom, 3.00 Bathroom, 1,970 sqft

Single Family on 0.00 Acres

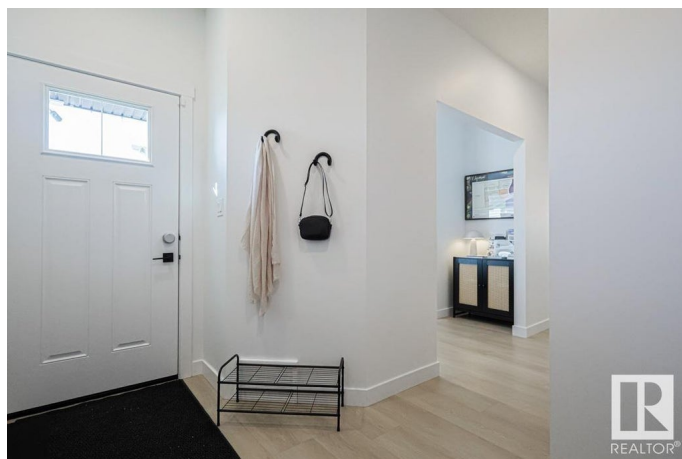
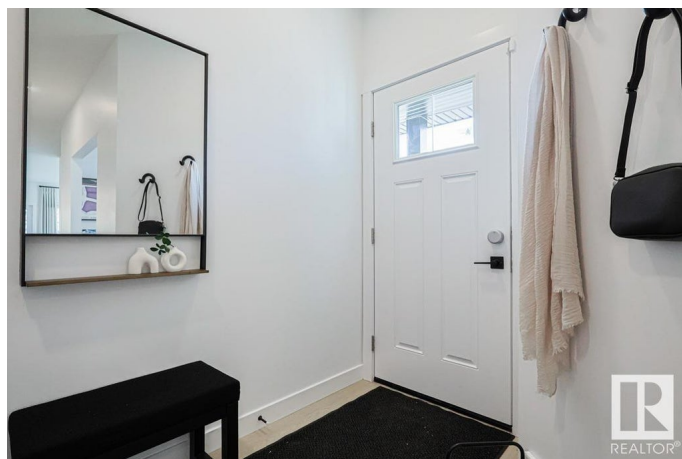
The Uplands, Edmonton, AB

The Affinity model blends elegance and smart design for today's families. It features an extended double attached garage with a floor drain, side entry, 9' ceilings on main & basement levels, and LVP flooring throughout the main. The foyer leads to a 3-piece bath with walk-in shower and a versatile den. The open-concept kitchen, nook & great room are perfect for gatherings. The kitchen includes a flush island, built-in microwave, full-height tiled backsplash, Silgranit sink, chimney hood fan, soft-close cabinetry & corner pantry. Great room with fireplace & nook offer large windows and access to the backyard. Upstairs, the bright primary suite features a 5-piece ensuite with double sinks, walk-in shower, freestanding tub & walk-in closet. You'll also find a bonus room, 3-piece bath, laundry, and two additional bedrooms with generous closets. Includes black fixtures, upgraded railings, basement rough-in & our new Sterling Signature Specification.

Built in 2025

### Essential Information

MLS® #	E4443547
Price	\$602,250
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,970
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2431 194 Street
Area	Edmonton
Subdivision	The Uplands
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1P5

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Television Connection, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 20th, 2025  
Days on Market        89  
Zoning                    Zone 57

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