# \$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'II 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.



#### **Essential Information**

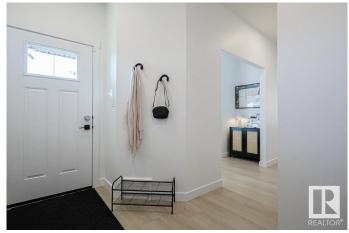
MLS® # E4443547 Price \$602,250

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 88

Zoning Zone 57

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