# \$629,250 - 2431 194 Street, Edmonton

MLS® #E4443547

### \$629,250

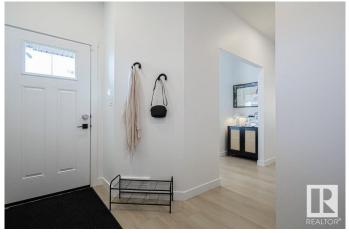
4 Bedroom, 3.00 Bathroom, 1,970 sqft Single Family on 0.00 Acres

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.







Built in 2025

#### **Essential Information**

| MLS® #    | E4443547  |
|-----------|-----------|
| Price     | \$629,250 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |

| Full Baths     | 3                      |
|----------------|------------------------|
| Square Footage | 1,970                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Туре           | 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,<br>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 ListedJune 20th, 2025Days on Market63ZoningZone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 21st, 2025 at 10:17pm MDT