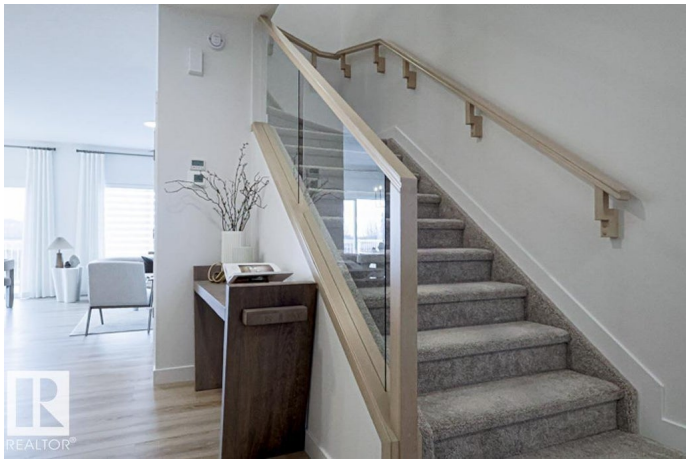
Courtesy Of David C St. Jean Of Exp Realty

$611,250 - 2503 194 Street, Edmonton

MLS® #E4463943

$611,250
3 Bedroom, 2.50 Bathroom, 1,830 sqft
Single Family on 0.00 Acres



The Uplands, Edmonton, AB

The Allure is a home that beautifully blends meticulous design, sophisticated elegance & everyday functionality. Enjoy 9â€™ ceilings on both the main & basement levels, a double attached garage with 2ft of added width and a floor drain, a separate side entry & LVP flooring throughout the main floor. The inviting foyer opens to a stunning, light-filled kitchen featuring generous quartz counters, a flush island eating ledge, full-height tiled backsplash, OTR microwave, undermount sink, and abundant soft-close cabinetry. A spacious walk-through pantry connects to the mudroom and garage. The great room and nook boast large windows and sliding patio doors. A mudroom with built-in bench and half bath complete the main floor. Upstairs, the primary suite offers a large walk-in closet and 5pc ensuite with dual sinks, tub, and walk-in shower. A bonus room, laundry area, two comfortable bedrooms, and a 3pc bath add convenience. Upgraded railings, basement R/I, and our enhanced Sterling Signature Spec are included.

Built in 2025

Essential Information

MLS® #	E4463943
Price	$611,250

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,830
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2503 194 Street
Area	Edmonton
Subdivision	The Uplands
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1P5

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
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	Flat Site, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 29th, 2025
Days on Market	2
Zoning	Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on October 31st, 2025 at 2:32pm MDT