

# \$619,000 - 2404 193 Street, Edmonton

MLS® #E4452768

**\$619,000**

4 Bedroom, 2.50 Bathroom, 2,152 sqft  
Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Stunning 2022-built 2-storey in Uplands offering 2,152 sq ft of modern living space. The main floor boasts 9 ft ceilings, a grand living room with soaring 19 ft ceiling & huge windows flooding the home with natural light, durable vinyl flooring, a chef-inspired kitchen with quartz countertops, stainless steel appliances & a convenient walkthrough pantry. There is also a bright office, half bath & functional mudroom. Upstairs features a spacious primary suite with walk-in closet & spa-like 5-pc ensuite, 3 more generous bedrooms, a versatile bonus room, full bath & laundry. The unfinished basement is ready for your ideas. Deck & landscaping are complete. Steps to playground, minutes to Anthony Henday, Costco, shopping & dining, and just 15 min to West Edmonton Mall. Move-in ready in a vibrant, family-friendly community!

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452768  |
| Price          | \$619,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,152     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2022                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2404 193 Street |
| Area        | Edmonton        |
| Subdivision | The Uplands     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 2N6         |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4                                                                                        |
| Parking        | Double Garage Attached, Front Drive Access                                               |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board Siding                                        |
| Exterior Features | Flat Site, Landscaped, No Back Lane, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                        |
| Construction      | Wood, Vinyl, Hardie Board Siding                                        |
| Foundation        | Concrete Perimeter                                                      |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Centennial School     |
| Middle     | S. Bruce Smith School |
| High       | Jasper Place School   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 57           |

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Listing information last updated on August 21st, 2025 at 7:32am MDT