

# \$620,000 - 2712 194 Street, Edmonton

MLS® #E4456884

**\$620,000**

4 Bedroom, 3.00 Bathroom, 2,190 sqft  
Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Welcome to this charming 2190 sqft Sterling Homes build in The Uplands featuring VAULTED ceilings in the living room, FOUR bedrooms upstairs as well as laundry for added convenience. The kitchen is well equipped with stainless steel appliances, quartz countertops, a large KITCHEN ISLAND, and a walk-thru pantry leading to the mud room/garage entry. The main floor also boasts a 4 piece bathroom and a SIDE ENTRANCE. Outside you will find a FULLY FENCED backyard with thoughtfully implemented gate access on either side of the property. Other features of this home worth pointing are an oversized double garage, a garage wheelchair lift, radon mitigation system and HRV.

Built in 2022

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4456884      |
| Price          | \$620,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,190         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2712 194 Street |
| Area        | Edmonton        |
| Subdivision | The Uplands     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1K9         |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | On Street Parking, Vaulted Ceiling, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached, Over Sized                            |

### Interior

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

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                        |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Stone, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                        |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 10                  |
| Zoning         | Zone 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 September 19th, 2025 at 9:18am MDT