

# \$602,250 - 2431 194 Street, Edmonton

MLS® #E4443547

## \$602,250

4 Bedroom, 3.00 Bathroom, 2,013 sqft  
Single Family on 0.00 Acres

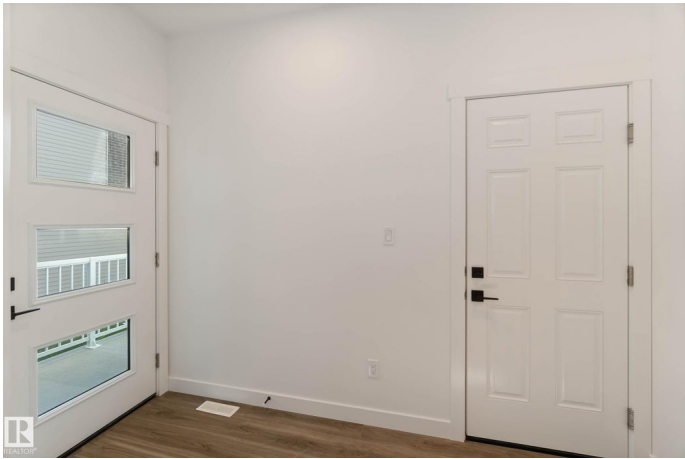
The Uplands, Edmonton, AB

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’ll 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     | \$602,250 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,013                  |
| 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        109  
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 October 7th, 2025 at 7:32am MDT