# \$489,250 - 2803 193 Street, Edmonton

MLS® #E4443855

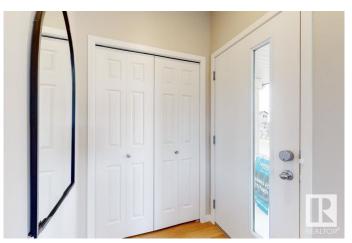
#### \$489,250

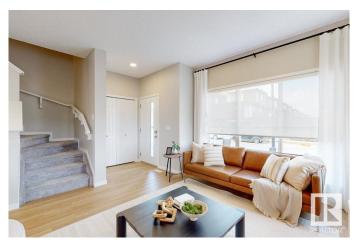
3 Bedroom, 2.50 Bathroom, 1,477 sqft Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Discover the Sansa Modelâ€"where style meets smart design. Featuring 9' ceilings on the main and basement levels, a separate side entrance, and luxury vinyl plank flooring, this home blends elegance with functionality. The foyer includes a coat closet and opens to a bright great room and dining area with large front windows. At the rear, the L-shaped kitchen offers quartz countertops, an island with eating ledge, a Silgranit sink with window views, soft-close Thermofoil cabinets, and a spacious pantry. The rear entry leads to a half-bath, backyard, and parking padâ€"with the option to add a double detached garage. Upstairs, the primary suite includes a walk-in closet and 3-piece ensuite with tub/shower combo. A laundry area, full 3-piece bath, and two additional bedrooms with ample closets complete the upper floor. Brushed nickel fixtures, basement rough-ins, and the upgraded Sterling Signature Specification are all included for a home that's both beautiful and functional.







Built in 2025

#### **Essential Information**

| MLS® #   | E4443855  |  |  |
|----------|-----------|--|--|
| Price    | \$489,250 |  |  |
| Bedrooms | 3         |  |  |

| Bathrooms      | 2.50                   |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,477                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## **Community Information**

| Address     | 2803 193 Street |
|-------------|-----------------|
| Area        | Edmonton        |
| Subdivision | The Uplands     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 3B2         |

## Amenities

| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Ho    |  |  |  |  |  |  |
|-----------|--|--|--|--|--|--|--|
|           | Smart/Program. Thermostat, Television Connection, 9 ft. Basement |  |  |  |  |  |  |
|           | Ceiling  |  |  |  |  |  |  |
| Deulsiaa  | Deriving Ded Consent/Devid Deen Drive Assess                     |  |  |  |  |  |  |

Parking Parking Pad Cement/Paved, Rear Drive Access

### Interior

| Interior Features | ensuite bathroom          |
|-------------------|---------------------------|
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

## Exterior

| Exterior          | Wood, Vinyl                              |       |    |         |       |            |         |        |
|-------------------|--|-------|----|---------|-------|------------|---------|--------|
| Exterior Features | Back                                     | Lane, | No | Through | Road, | Playground | Nearby, | Public |
|                   | Transportation, Schools, Shopping Nearby |       |    |         |       |            |         |        |
| Roof              | Asphalt Shingles                         |       |    |         |       |            |         |        |

ConstructionWood, VinylFoundationConcrete Perimeter

#### **Additional Information**

Date ListedJune 23rd, 2025Days on Market2ZoningZone 57

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Listing information last updated on June 25th, 2025 at 2:47pm MDT