

## \$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 9'™ 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 | 12                 |
| Zoning         | Zone 57            |

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Listing information last updated on November 9th, 2025 at 9:17pm MST