

## \$454,250 - 2731 193 Street, Edmonton

MLS® #E4455004

### \$454,250

3 Bedroom, 2.50 Bathroom, 1,288 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Weâ€™re thrilled to present the Star Modelâ€”a blend of elegance & efficiency designed for modern living. LVP flooring spans the main floor, creating a warm welcome from the moment you step in. The foyer offers a spacious walk-in coat closet & opens to a cozy great room, brightened by a large front window. Flowing seamlessly into the dining area & kitchen, this space is ideal for everyday life. The U-shaped kitchen features a peninsula with eating ledge, Silgranit undermount sink, OTR microwave, and plentiful Thermofoil cabinets with soft-close doors, plus a roomy pantry. Toward the rear, youâ€™ll find another closet and a convenient half bath. A parking pad is included, with an optional detached double garage. Upstairs, the primary suite shines with a walk-in closet and 3-piece ensuite with tub/shower. Two additional bedrooms, a main 3-piece bath, and laundry closet complete the level. Brushed nickel fixtures, separate side entrance, basement rough-in, and Sterlingâ€™s Signature Specification are all included.

Built in 2025

### Essential Information

MLS® # E4455004

Price \$454,250



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,288                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2731 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 Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling |
| 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   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 57           |

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Listing information last updated on September 9th, 2025 at 8:02pm MDT