

## \$519,250 - 2715 193 Street, Edmonton

MLS® #E4443654

**\$519,250**

4 Bedroom, 3.00 Bathroom, 1,611 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Experience the elegance and craftsmanship of The Sylvan. Luxury vinyl plank flooring flows throughout the main floor, starting at a welcoming foyer with a walk-in coat closet. The bright great room leads to a functional kitchen with quartz countertops, island with eating ledge, soft-close Thermofoil cabinets, over-the-range microwave, and a tucked-away pantry. At the rear, the sunlit nook offers backyard views, accompanied by a main floor bedroom, full 3-piece bath, and garden door to the yard. A parking pad is included, with the option to add a double detached garage. Upstairs, the spacious primary suite features a walk-in closet and 3-piece ensuite with tub/shower combo. Two more bedrooms with ample closets, a full bath, and a laundry closet complete the upper level. This home includes 9' ceilings on the main and basement floors, a separate side entrance, and basement rough-in plumbing—blending thoughtful design with everyday comfort.

Built in 2025

### Essential Information

MLS® #	E4443654
Price	\$519,250
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,611
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2715 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                June 20th, 2025  
Days on Market        29  
Zoning                    Zone 57

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