

## \$668,800 - 2660 194 Street, Edmonton

MLS® #E4441473

**\$668,800**

3 Bedroom, 2.50 Bathroom, 2,336 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

**\*\*SHOWHOME\*\*LEASE BACK\*\*** Own a new showhome from an experienced award-winning builder, Park Royal Homes, and lease it back to the builder for stable rental revenue with no hassle and free maintenance. Buy with confidence with builder warranty. Watch the kids play at the local playground out the back window! With 2335 SQFT living space in the sought-after Uplands neighborhood, this home features 3 bedrooms and 2 1/2 baths and loads of extra windows. There are many showhome upgrades like vaulted upper floor ceiling areas, 10 ft ceiling in the kitchen, built in speakers, AC, security, finished garage, stairwell finished to basement, and more. The chef-inspired kitchen has upgraded appliances, cabinet style hood fan and built in microwave. Throughout, you'll find premium finishes, including railings, stylish tiled showers, free standing tub. This home displays exceptional craftsmanship and a layout designed for contemporary living.

Built in 2022

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4441473  |
| Price     | \$668,800 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,336                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2660 194 Street |
| Area        | Edmonton        |
| Subdivision | The Uplands     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1K9         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Landscaped, Playground Nearby, Partially Fenced |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 57         |

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Listing information last updated on June 13th, 2025 at 6:02am MDT