

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

# \$409,998 - 2736 193 Street, Edmonton

MLS® #E4423582

## \$409,998

3 Bedroom, 2.00 Bathroom, 1,070 sqft  
Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Welcome to this brand new home the "Sage" Built by Broadview Homes and is located in one of West Edmonton's newest premier communities of the Uplands at Riverview With just under 1100 square Feet this home comes single parking pad, this opportunity is perfect for a young family or young couple. Your main floor is complete with luxury Vinyl plank flooring throughout the great room and the kitchen. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. Finishing off the main level is a 2 piece bathroom. The upper level has 3 bedrooms and 2 full bathrooms that is perfect for a first time buyer. \*\*\* This home is under construction and slated to be completed by September of this year\*\*\*\*



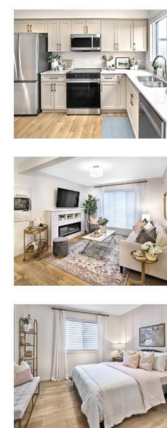
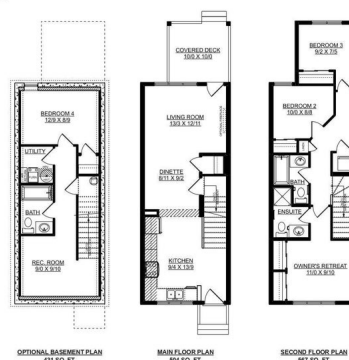
Built in 2025

## Essential Information

MLS® #	E4423582
Price	\$409,998
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,070
Acres	0.00
Year Built	2025

## SAGE

1071 sq. ft. | 3 bedrooms + 2 bathrooms



Dimensions as shown are approximations and may change without notice. Architectural requirements may alter side elevation and window placement on the E & D.E. January 2025

Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2736 193 Street
Area	Edmonton
Subdivision	The Uplands
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0T1

### **Amenities**

Amenities	See Remarks
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	34
Zoning	Zone 57

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Listing information last updated on April 4th, 2025 at 5:17pm MDT