

Courtesy Of Sarah J Leib Of RE/MAX River City

## **\$530,000 - 2417 193 Street, Edmonton**

MLS® #E4421732

**\$530,000**

4 Bedroom, 3.50 Bathroom, 2,111 sqft  
Single Family on 0.00 Acres

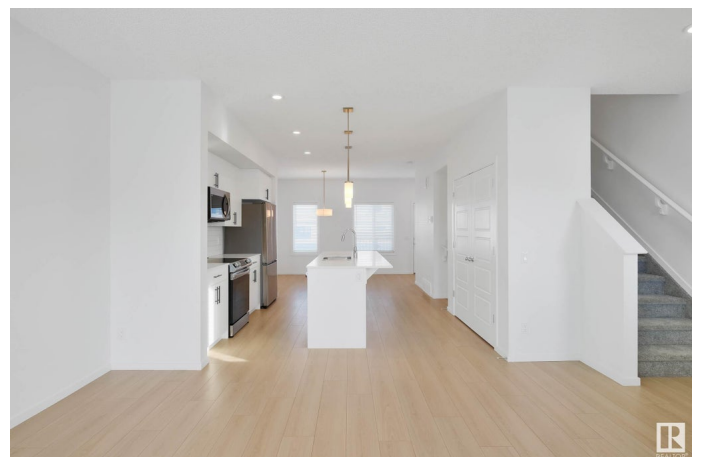
The Uplands, Edmonton, AB

This fantastic 4 Bedroom, 4 Bath property (END UNIT) features TWO LEGAL SUITES with over 2,100 sq ft of living space. Each Suite is FULLY SELF-CONTAINED. Enjoy the convenience of two SEPARATE ENTRANCES, fully equipped Kitchens with STAINLESS STEEL appliances & white QUARTZ COUNTERTOPS. The TWO-STORY UPPER FLOOR home offers a bright & open layout with 3 spacious Bedrooms, including a Primary Bedroom with a 3-piece Ensuite & Walk-In Closet, plus an additional 4-piece Bath & an UPSTAIRS LAUNDRY Room. THE SECOND SUITE IS GROUND FLOOR LEVEL (no basement dwelling!) & includes one Bedroom, a 4-piece Bath, Living Room & IN-SUITE LAUNDRY. The property also boasts a DOUBLE, DETACHED GARAGE, Deck & is Fully Fenced. The Uplands at Riverview community is conveniently located near the Henday Drive with parks, playgrounds, walking trails & nearby amenities such as schools, recreation facilities and shopping. This TWO-UNIT PROPERTY is ideal for those wanting help with mortgage payments or investors!

Built in 2022

### **Essential Information**

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Price	\$530,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,111
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

### Community Information

Address	2417 193 Street
Area	Edmonton
Subdivision	The Uplands
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1P6

### Amenities

Amenities	Ceiling 9 ft., Deck, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Centennial School
Middle	S. Bruce Smith School
High	Jasper Place School

### **Additional Information**

Date Listed	February 15th, 2025
Days on Market	27
Zoning	Zone 57

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Listing information last updated on March 14th, 2025 at 4:02pm MDT