

Courtesy Of Jeff D Jackson Of Bode

## \$973,682 - 2616 204 Street, Edmonton

MLS® #E4446759

**\$973,682**

3 Bedroom, 2.50 Bathroom, 2,421 sqft

Single Family on 0.00 Acres

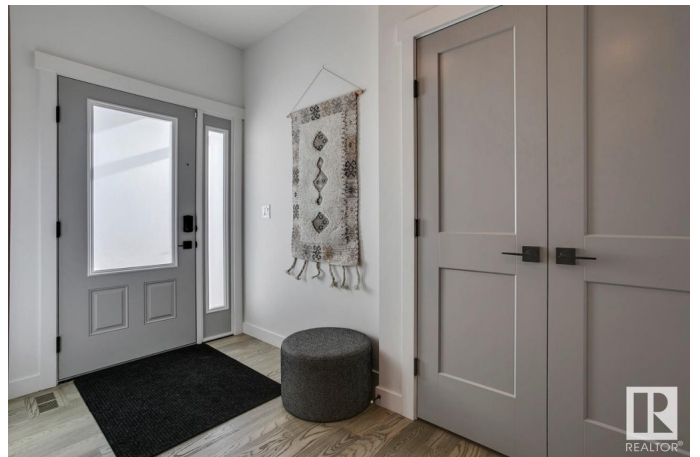
The Uplands, Edmonton, AB

Experience timeless charm with modern luxury in this stunning Modern Farmhouse showhome. Boasting a triple-car garage and a spacious mud room with an adjacent tech area and built-in shelving, this home blends function with style. The gourmet kitchen is a chef's dream, featuring dual islands and a prep sink—perfect for entertaining. Enjoy formal dining for family gatherings or convert it into a private home office. The Great Room impresses with soaring open-to-below ceilings and a striking 60" electric fireplace. Upstairs, find a convenient second-floor laundry and an entertainment-ready bonus room with a TV niche. The Primary Bedroom is your private retreat, complete with a luxurious 5-piece ensuite and a freestanding soaker tub. Bedrooms 2 and 3 share a practical Jack-and-Jill bathroom. Designed for modern living with thoughtful details throughout—this home has it all.

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446759  |
| Price      | \$973,682 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,421                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2616 204 Street |
| Area        | Edmonton        |
| Subdivision | The Uplands     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 0N9         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers |
| Parking Spaces | 6   |
| Parking        | Triple Garage Attached                            |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 5              |
| Zoning         | Zone 57        |

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Listing information last updated on July 14th, 2025 at 8:02pm MDT