

Courtesy Of David Lofthaug 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

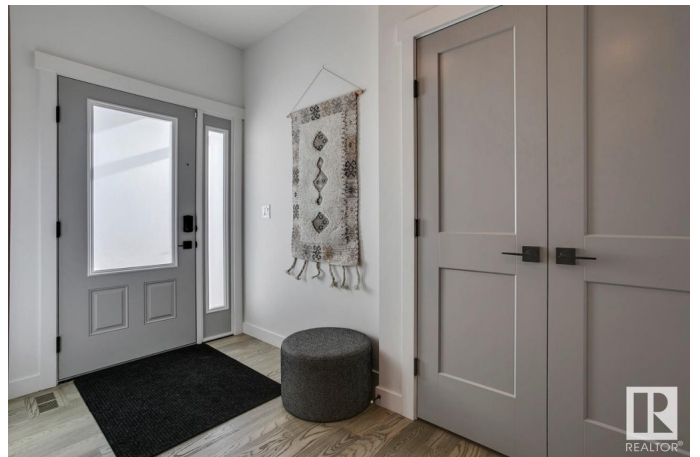
The Uplands, Edmonton, AB

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 | 19 |
| Zoning | Zone 57 |

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Listing information last updated on July 28th, 2025 at 11:48am MDT