# \$789,900 - 2547 209 Street, Edmonton

MLS® #E4420463

#### \$789.900

3 Bedroom, 3.00 Bathroom, 2,403 sqft Single Family on 0.00 Acres

The Uplands, Edmonton, AB

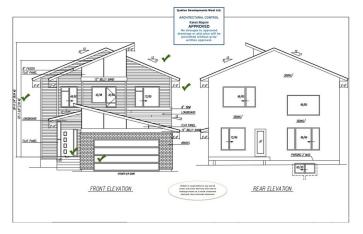
Welcome to this beautifully designed home in the sought-after Uplands community! Offering over 2400 sqft of thoughtfully planned living space, this home is perfect for growing families. The main floor features an open-concept layout with seamless flow between the living, dining, and kitchen areas. A spacious bedroom on the main floor and a full bathroom are ideal for guests or multigenerational living. The soaring open-to-below ceiling adds a bright and airy ambiance, while the modern kitchen boasts premium finishes, ample cabinetry, and a large island for hosting. Upstairs, you'II find 3 generously sized bedrooms, including a luxurious primary suite, a bonus room, and the convenience of second-floor laundry. A separate entrance adds potential for a private suite or future income opportunity. Located in The Uplands, this home offers the perfect balance of tranquility and convenience. Close to schools, shopping, and all essential amenities and quick access to the Anthony Henday.

Built in 2024

#### **Essential Information**

MLS® # E4420463 Price \$789,900







Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 2,403

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

## **Community Information**

Address 2547 209 Street

Area Edmonton

Subdivision The Uplands

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 2K7

#### **Amenities**

Amenities See Remarks

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 6th, 2025

Days on Market 85

Zoning Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 1:32am MDT