

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

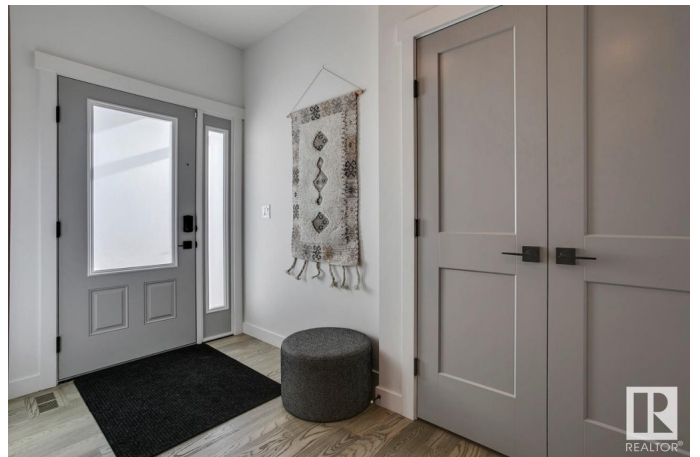
The Uplands, Edmonton, AB

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	2
Zoning	Zone 57

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Listing information last updated on July 11th, 2025 at 12:33pm MDT