

# \$409,998 - 2736 193 Street, Edmonton

MLS® #E4423582

**\$409,998**

3 Bedroom, 2.00 Bathroom, 1,070 sqft  
Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Welcome to this brand new home the **“Sage”** Built by Broadview Homes and is located in one of West Edmonton's newest premier communities of the Uplands at Riverview With just under 1100 square Feet this home comes single parking pad, this opportunity is perfect for a young family or young couple. Your main floor is complete with luxury Vinyl plank flooring throughout the great room and the kitchen. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. Finishing off the main level is a 2 piece bathroom. The upper level has 3 bedrooms and 2 full bathrooms that is perfect for a first time buyer. \*\*\* This home is under construction and slated to be completed by September of this year\*\*\*\*



## SAGE

1071 sq. ft. | 3 bedrooms + 2 bathrooms



Dimensions are shown are approximations only and may change without notice. Architectural requirements may alter site location and window placement on site. E. & D.E. January 2025

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4423582  |
| Price          | \$409,998 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,070     |
| Acres          | 0.00      |
| Year Built     | 2025      |

|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2736 193 Street |
| Area        | Edmonton        |
| Subdivision | The Uplands     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5S 0T1         |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | See Remarks              |
| Parking Spaces | 2                        |
| Parking        | Parking Pad Cement/Paved |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 1st, 2025 |
| Days on Market | 49              |
| Zoning         | Zone 57         |

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Listing information last updated on April 18th, 2025 at 11:47pm MDT