

## \$668,800 - 2660 194 Street, Edmonton

MLS® #E4441473

**\$668,800**

3 Bedroom, 2.50 Bathroom, 2,336 sqft  
Single Family on 0.00 Acres

The Uplands, Edmonton, AB

**\*\*SHOWHOME\*\*LEASE BACK\*\*** Own a new showhome from an experienced award-winning builder, Park Royal Homes, and lease it back to the builder for stable rental revenue with no hassle and free maintenance. Buy with confidence with builder warranty. Watch the kids play at the local playground out the back window! With 2335 SQFT living space in the sought-after Uplands neighborhood, this home features 3 bedrooms and 2 1/2 baths and loads of extra windows. There are many showhome upgrades like vaulted upper floor ceiling areas, 10 ft ceiling in the kitchen, built in speakers, AC, security, finished garage, stairwell finished to basement, and more. The chef-inspired kitchen has upgraded appliances, cabinet style hood fan and built in microwave. Throughout, you'll find premium finishes, including railings, stylish tiled showers, free standing tub. This home displays exceptional craftsmanship and a layout designed for contemporary living.

Built in 2022

### Essential Information

MLS® #	E4441473
Price	\$668,800
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,336
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2660 194 Street
Area	Edmonton
Subdivision	The Uplands
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1K9

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Landscaped, Playground Nearby, Partially Fenced
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	6
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 June 16th, 2025 at 4:02pm MDT