

## **\$695,000 - 2620 202 Street, Edmonton**

---

MLS® #E4427845

**\$695,000**

4 Bedroom, 3.50 Bathroom, 2,042 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

TURN-KEY | SOUTHWEST BACKING ON POND | LEGAL SUITE! This Upgraded home has stunning curb appeal – a long driveway, sleek black windows & brick frontage. Great for entertaining, the grand open-to-above living room & 9-ft granite island is at the heart of the home. The dream kitchen has two-toned cabinetry composite dbl sink & matching SS appliances including gas stovetop, built-in oven with air fryer. A proper entryway & generous boot room with closets provide lots of storage. Upstairs, all 3 bedrooms have walk-in closets with the primary suite featuring pond views, spa-like ensuite & direct laundry access! The front room has vaulted ceilings adding extra appeal. A bonus room and well-placed family bath complete the level. The smart LEGAL bsmt suite layout has shared storage & access to mechanical. One bed & 1 bath, L-shaped kitchen, 9-ft ceilings & separate laundry. Garage is 18'x24'6". With AIR CONDITIONING, GARAGE HEATER, COMPOSITE DECK, LANDSCAPING & FENCING all in place – this home is better than new!



Built in 2019

### **Essential Information**

MLS® #                      E4427845

Price                        \$695,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,042
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2620 202 Street
Area	Edmonton
Subdivision	The Uplands
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1K5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Hot Water Natural Gas, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stacked Washer/Dryer, Stove-Countertop Gas, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Brick, Vinyl  
Exterior Features        Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane  
Roof                            Asphalt Shingles  
Construction            Wood, Brick, Vinyl  
Foundation                Concrete Perimeter

**Additional Information**

Date Listed                March 27th, 2025  
Days on Market        55  
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 21st, 2025 at 11:02am MDT