

## **\$638,900 - 3027 200 Street, Edmonton**

MLS® #E4433295

**\$638,900**

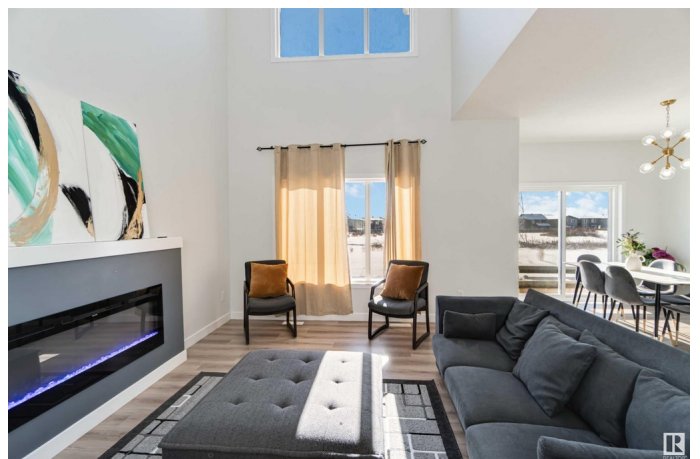
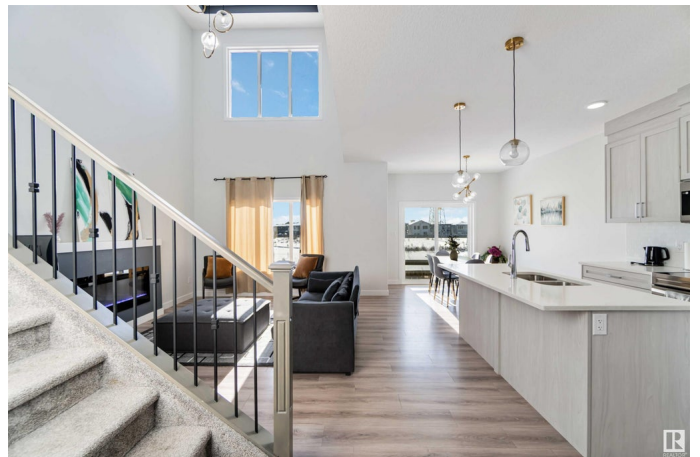
4 Bedroom, 3.50 Bathroom, 1,810 sqft  
Single Family on 0.00 Acres

The Uplands, Edmonton, AB

INCOME-GENERATING and INCREDIBLY LOCATED, this EXCEPTIONAL opportunity sits in a QUIET CUL-DE-SAC next to a BEAUTIFUL SCENIC RAVINE, featuring a FULLY FINISHED LEGAL BASEMENT SUITE. With 4 BEDROOMS and 3.5 BATHROOMS, it's perfectly suited for MODERN LIVING. The main level boasts a CHEF-INSPIRED KITCHEN with QUARTZ COUNTERTOPS, a WHITE TILED BACKSPLASH, a LARGE ISLAND, STAINLESS STEEL APPLIANCES, and a SPACIOUS CORNER PANTRY. Upstairs offers a BONUS ROOM, CONVENIENT LAUNDRY, and THREE GENEROUS BEDROOMS, including a PRIMARY SUITE with a WALK-IN CLOSET and a SPA-LIKE ENSUITE featuring a DOUBLE VANITY, SOAKER TUB, and TILED STAND-UP SHOWER. The LEGAL BASEMENT SUITE with a SEPARATE ENTRANCE includes a FAMILY ROOM, a BEDROOM, and a FULL BATHROOM—ideal for EXTENDED FAMILY or RENTAL INCOME. Close to SCHOOLS, PARKS, SHOPPING, and MAJOR AMENITIES, this is an EXCEPTIONAL OPPORTUNITY for FIRST-TIME BUYERS or SAVVY INVESTORS.

Built in 2022

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4433295               |
| Price          | \$638,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,810                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3027 200 Street |
| Area        | Edmonton        |
| Subdivision | The Uplands     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1N7         |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas |
| Parking   | Double Garage Attached                                                           |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                             |
| Fireplace         | Yes                                                                   |
| Fireplaces        | Insert, Mantel                                                        |
| Stories           | 2                                                                     |
| Has Suite         | Yes                                                                   |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Finished                                                        |

**Exterior**

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                             |
| Exterior Features | Airport Nearby, No Back Lane, No Through Road, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                        |
| Construction      | Wood, Vinyl                                                             |
| Foundation        | Concrete Perimeter                                                      |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Good Shepherd Elementary  |
| Middle     | S. Bruce Smith School     |
| High       | St. Oscar Romero Catholic |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 57          |

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Listing information last updated on April 30th, 2025 at 1:47pm MDT