

## \$879,000 - 2504 204 Street, Edmonton

MLS® #E4444771

**\$879,000**

3 Bedroom, 2.50 Bathroom, 2,436 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Step into the Holly24 Showhome by Jayman BUILT & a Net Zero certified Home featuring 30+ solar panels; Jayman's proprietary wall system with the complete Net Zero building envelope & triple pane windows with Argon fill. Air source electric heat pump heating & cooling mechanical system. Merv 15 Air Filter. Produce as much energy as you consume! This stunning two-story retreat offering 3 bedrooms, 2.5 bathrooms & open concept layout, where the sleek kitchen with stainless steel appliances & central island seamlessly transitions into the inviting dining area. A walkthrough mudroom to pantry ensures efficiency while the open-to-below staircase leads to an upper floor bonus room, perfect for relaxation or work. Upstairs, the primary bedroom boasts an ensuite bathroom & a spacious walk-in closet, providing a luxurious retreat. Two additional bedrooms offer comfort & privacy for family or guests. Purchase this stunning Jayman BUILT showhome at today's prices and earn money every month it is open.

Built in 2024

### Essential Information

MLS® # E4444771

Price \$879,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,436                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2504 204 Street |
| Area        | Edmonton        |
| Subdivision | The Uplands     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 0W7         |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Hot Water Tankless, Solar Equipment |
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached              |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                         |
| Fireplace         | Yes                                                               |
| Fireplaces        | Insert                                                            |
| Stories           | 2                                                                 |
| Has Basement      | Yes                                                               |
| Basement          | Full, Unfinished                                                  |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                          |
| Exterior Features | Corner Lot, Park/Reserve, Playground Nearby |
| Roof              | Asphalt Shingles                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 79              |
| Zoning         | Zone 57         |

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Listing information last updated on September 14th, 2025 at 4:32pm MDT