

Courtesy Of Beverley A Hasinoff Of Liv Real Estate

\$579,900 - 2248 194 Street, Edmonton

MLS® #E4425577

\$579,900

3 Bedroom, 2.50 Bathroom, 2,031 sqft
Single Family on 0.00 Acres

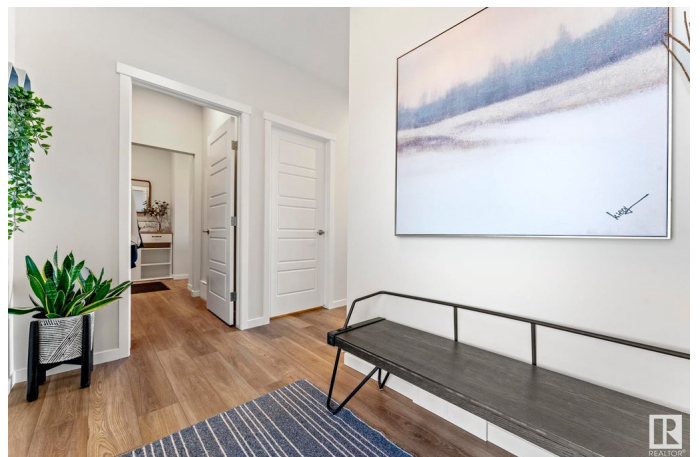
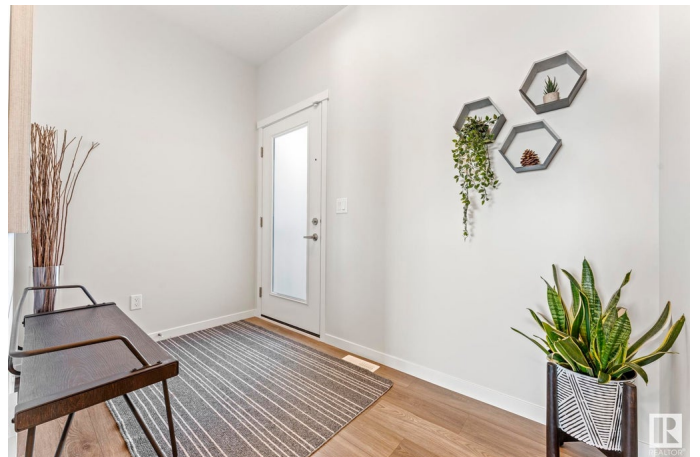
River's Edge, Edmonton, AB

This gorgeous well designed, home (built by Coventry) has space in all the right places. The welcoming front entry with walk through closet that is conveniently shared with the garage mudroom gives you your first glimpse into what this home has in store. Natural light floods through the home into the generous living spaces through the many oversized windows. The kitchen is a chef's delight. Gleaming quartz countertops, new stainless steel appliances, and ample storage both in the kitchen and in the walkthrough pantry. The dining room is perfect for larger gatherings that can easily accommodate a table for 10! Kick back and relax in either the living room on the main floor or the centrally located bonus room upstairs. The stunning primary suite easily fits a king size bed with dressers and has both a dream 5 pc ensuite and walk in closet. This floor also has 2 other spacious bedrooms, a 4 pc washroom, and a laundry room with storage space. Easy access to Anthony Henday and amenities are all close by.

Built in 2024

Essential Information

MLS® #	E4425577
Price	\$579,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,031
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2248 194 Street
Area	Edmonton
Subdivision	River's Edge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3B6

Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Detectors Smoke, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	No Back Lane, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed March 13th, 2025

Days on Market 1

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 March 14th, 2025 at 11:17am MDT