# \$560,000 - 2248 194 Street, Edmonton

MLS® #E4425577

#### \$560,000

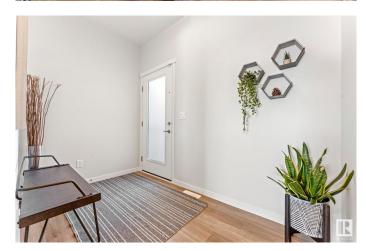
3 Bedroom, 2.50 Bathroom, 2,031 sqft Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Skip the wait time of building and enjoy all the benefits of this brand-new home! With cohesive window coverings and new appliances throughout. Perfectly designed, this home has space in all the right places, seamlessly blending function and style from the moment you step into the welcoming front entry. Natural light floods the generous living spaces through oversized windows. The kitchen is a chef's delight: quartz countertops, stainless steel appliances, and ample storage both in the kitchen and the walkthrough pantry. The dining room can easily fit a table for 10 perfect for larger gatherings! The stunning primary suite easily fits a king-size bed with dressers and has a dream 5 pc ensuite and walk-in closet. 2 spacious bedrooms, 4 pc bath, a laundry room with storage space, and a bonus room complete this level, adding comfort and convenience to everyday life. Customize the landscaping, currently a blank slate, to suite your outdoor style! Easy access to Anthony Henday and amenities are all close by.







Built in 2024

## **Essential Information**

MLS® # E4425577
Price \$560,000

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 38

Zoning Zone 57

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Listing information last updated on April 19th, 2025 at 10:02pm MDT