

Courtesy Of Christy M Cantera Of Real Broker

\$719,900 - 2235 194 Street, Edmonton

MLS® #E4440834

\$719,900

4 Bedroom, 3.00 Bathroom, 2,067 sqft
Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Searching for your new DREAM HOME?
LOOK NO FURTHER! This STUNNING
Hemsworth model by HOMES BY AVI
is MOVE-IN-READY! Welcome to picturesque
River's Edge, a community filled w/hiking trails,
beautiful natural scenery & nearby North
Saskatchewan River. When you need to
venture elsewhere in the city, no problem, the
Anthony Henday is just minutes away! Much
desired floor plan for today's modern
family, boasting 4 spacious bedrooms, (FULL
BED & BATH ON MAIN LEVEL),
open-to-below upper-level loft style family
room & full laundry room. SEPARATE SIDE
ENTRANCE w/concrete walkway for future
basement development. Welcoming foyer
transitions to open concept GREAT ROOM
that highlights magnificent window wall,
electric fireplace, pot lights & gorgeous luxury
vinyl plank flooring. Kitchen is anchored by
extended eat-on centre island, quartz
countertops, dinette nook, abundance of
cabinetry & built in microwave. Double
attached garage w/walk-thru mud
room-pantry-kitchen. Deck w/BBQ gas line on
traditional lot!!! A++

Built in 2025

Essential Information

MLS® #

E4440834



Price	\$719,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,067
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2235 194 Street
Area	Edmonton
Subdivision	River's Edge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3B6

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Electric, Hot Wtr Tank-Energy Star, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	CALLINGWOOD SCHOOL
Middle	HILLCREST SCHOOL
High	JASPER PLACE SCHOOL

Additional Information

Date Listed	June 6th, 2025
Days on Market	57
Zoning	Zone 57

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