

Courtesy Of Beverley A Hasinoff Of Liv Real Estate

## \$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

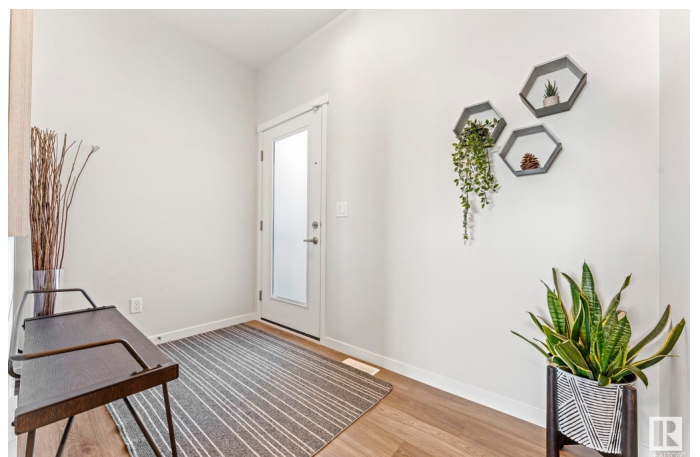
Skip the wait time of building and enjoy all the benefits of this brand-new home! With cohesive window coverings and new appliances throughout. Perfectly designed, this home has space in all the right places, seamlessly blending function and style from the moment you step into the welcoming front entry. 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 26

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 April 8th, 2025 at 7:17am MDT