# \$669,900 - 2235 194 Street, Edmonton

MLS® #E4440834

## \$669,900

4 Bedroom, 3.00 Bathroom, 2,068 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 fover 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 \$669,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,068

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 131

Zoning Zone 57

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