

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

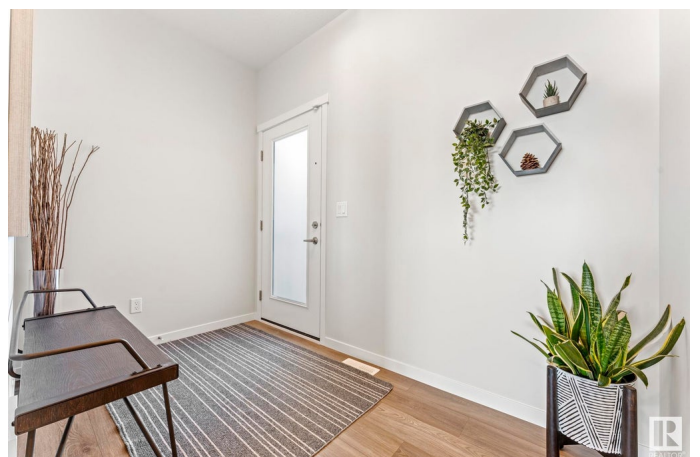
River's Edge, Edmonton, AB

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 35  
Zoning Zone 57

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Listing information last updated on April 17th, 2025 at 10:32am MDT