

\$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

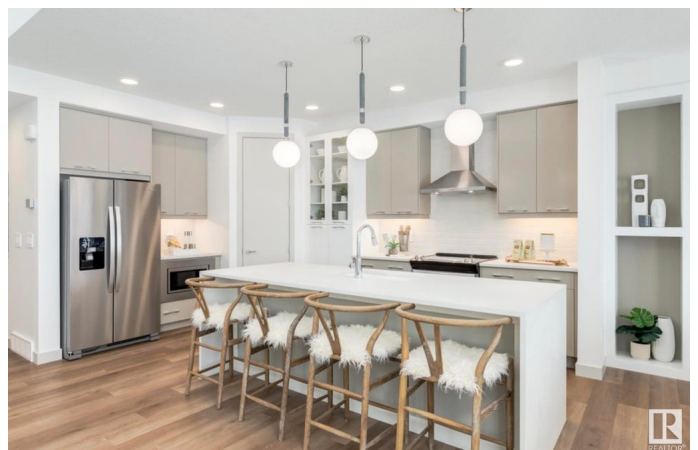
Searching for your new DREAM HOME?
LOOK NO FURTHER! This STUNNING
Hemsworth model by HOMES BY AVI
is MOVE-IN-READY! Welcome to picturesque
River's Edge, a community filled w/hiking trails,
beautiful natural scenery & nearby North
Saskatchewan River. When you need to
venture elsewhere in the city, no 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 | 67 |
| Zoning | Zone 57 |

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Listing information last updated on August 12th, 2025 at 7:17pm MDT