

## \$654,800 - 2235 194 Street, Edmonton

MLS® #E4417327

**\$654,800**

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! HOMES BY AVI is constructing this STUNNING  
Hemsworth model in the heart of RIVERS EDGE. A picturesque community filled with 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 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 w/chimney style hood fan. Front access double attached garage w/walk-thru mud room-pantry-kitchen. EXCEPTIONAL HOME built by EXCEPTIONAL BUILDER!

Built in 2025

### Essential Information

MLS® #

E4417327



Price	\$654,800
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., 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
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, 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	January 8th, 2025
Days on Market	112
Zoning	Zone 57

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Listing information last updated on April 30th, 2025 at 3:32pm MDT