Courtesy Of Christy M Cantera Of Real Broker

$729,900 - 2235 194 Street, Edmonton

MLS® #E4440834

$729,900
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 FURTHERâ€¦HOMES BY AVI is constructing this STUNNING â€œHemsworthâ€• 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 todayâ€™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	$729,900
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	10
Zoning	Zone 57

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Listing information last updated on June 16th, 2025 at 1:32am MDT