

# \$699,000 - 19286 22a Avenue, Edmonton

MLS® #E4451727

**\$699,000**

3 Bedroom, 2.50 Bathroom, 2,284 sqft  
Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Stunning 2,284 sq ft upgraded home featuring 3 beds, 2.5 baths, bonus room, and a rear flex room. The kitchen boasts an expansive hidden pantry, gas stove top, high-end cabinets, 3cm countertops, and luxury vinyl plank flooring. Soaring open-to-above design fills the space with natural light, enhanced by 9' ceilings on the main floor and elevated basement ceilings. Primary suite includes a walk-through closet to the laundry room. The oversized 2-car garage offers an 8' door, 220V power, hot/cold water, floor drain, and is fully finished. Enjoy smart home tech: smart lock, Ring camera, Ecobee thermostat with voice control, 5 smart switches, and WiFi booster. Home is energy-efficient with triple pane windows, 10-panel solar system, tankless water heater, and 96% high-efficiency furnace. Fully finished landscaping completes this exceptional property!

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451727  |
| Price      | \$699,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,284                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 19286 22a Avenue |
| Area        | Edmonton         |
| Subdivision | River's Edge     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 1P8          |

### Amenities

|           |                                                                                                                               |
|-----------|-------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Instant, Hot Water Tankless, No Animal Home, No Smoking Home |
| Parking   | 2 Outdoor Stalls, 220 Volt Wiring, Double Garage Attached, Over Sized                                                         |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                        |
| Stories           | 2                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                                 |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                             |
| Exterior Features | Airport Nearby, Environmental Reserve, Fenced, Golf Nearby, Landscaped, Level Land, Playground Nearby, Ravine View, River Valley View, Schools |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                             |

**Additional Information**

Date Listed            August 7th, 2025  
Days on Market      66  
Zoning                Zone 57

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Listing information last updated on October 12th, 2025 at 6:02pm MDT