

## \$550,000 - 2224 193 Street, Edmonton

MLS® #E4445260

**\$550,000**

3 Bedroom, 2.50 Bathroom, 1,808 sqft

Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Step into refined style and thoughtful design with this exceptional Coventry Homes build. Featuring 9' ceilings on the main floor, the open-concept layout highlights a modern kitchen with quartz countertops, ceramic tile backsplash, and sleek cabinetry. The great room flows effortlessly into the dining nook—perfect for both entertaining and everyday living. A convenient half bath completes the main level. Upstairs, retreat to the serene primary suite with a spa-like 5pc ensuite offering dual sinks, a soaker tub, stand-up shower, and walk-in closet. Two additional bedrooms, a full bath, spacious bonus room, and upper-floor laundry add to the home's™ comfort and function. Built with quality craftsmanship and backed by the Alberta New Home Warranty Program, this home is a perfect blend of style and peace of mind. \*some photos are virtually staged\*

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445260  |
| Price      | \$550,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,808                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2224 193 Street |
| Area        | Edmonton        |
| Subdivision | River's Edge    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1P9         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                              |
| Exterior Features | Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                         |
| Construction      | Wood, Vinyl                              |
| Foundation        | Concrete Perimeter                       |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 2nd, 2025 |
|-------------|----------------|

Days on Market 3

Zoning Zone 57

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Listing information last updated on July 5th, 2025 at 2:47am MDT