# \$584,900 - 2217 193a Street, Edmonton

MLS® #E4443177

# \$584,900

3 Bedroom, 3.00 Bathroom, 1,812 sqft Single Family on 0.00 Acres

River's Edge, Edmonton, AB

BRAND-NEW, IMMEDIATE & SMARTLY DESIGNED FOR TODAY'S MODERN LIVING! Homes By Avi welcomes you to River's Edge! A community filled w/hiking trails, beautiful natural scenery & nearby North Saskatchewan River. Situated on a traditional lot w/added side windows. FLEX ROOM (great space for home office), 3 pc bath PLUS separate side entrance for future basement development are conveniently located on main-level to meet the requirements of extended/generational family members. Open concept main level floor plan w/stunning design highlights welcoming foyer, spacious living/dining area w/electric F/P & luxury vinyl plank flooring. Deluxe kitchen w/center island, robust appliance allowance, chimney hood fan/built-in microwave, soft close pot/pan drawers, quartz countertops & pantry. Impressive upper-level flaunts quaint loft-style family room, large laundry room, 4pc bath & 2 jr bdrms each w/WIC's. Owners' suite is complimented by luxurious 5 pc ensuite w/dual sinks, soaker tub, private stall/shower.







Built in 2025

# **Essential Information**

MLS® # E4443177 Price \$584,900 Lease Rate \$10

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,812

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 2217 193a Street

Area Edmonton

Subdivision River's Edge

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 3B7

#### **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water

Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System,

Natural Gas Stove Hookup, 9 ft. Basement Ceiling

Parking Spaces 4

Parking Double Garage Attached, Front Drive Access

# 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, Mantel

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Flat Site, Golf Nearby, No Back Lane, Not Fenced, Not Landscaped,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

# **School Information**

Elementary Callingwood School

Middle Hillcrest School

High Jasper Place

## **Additional Information**

Date Listed June 19th, 2025

Days on Market 138

Zoning Zone 57

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Listing information last updated on November 4th, 2025 at 3:48pm MST