

## \$719,900 - 2235 194 Street, Edmonton

MLS® #E4440834

**\$719,900**

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 FURTHER! This STUNNING  
Hemsworth model by HOMES BY AVI  
is MOVE-IN-READY! Welcome to picturesque  
River's Edge, a community filled w/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 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	\$719,900
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	73
Zoning	Zone 57

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