

## \$625,000 - 2153 194a Street, Edmonton

MLS® #E4462771

**\$625,000**

4 Bedroom, 3.00 Bathroom, 2,061 sqft

Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Welcome to River Edge, Edmonton! This stunning single-family home offers the perfect mix of luxury and functionality. Featuring two impressive open-to-below areas—one over the front entrance and one over the great room—this home feels bright and spacious throughout. The main floor includes a bedroom and full bathroom, ideal for guests or multi-generational living. Upstairs, enjoy a beautiful primary suite with a 5-piece ensuite, two additional bedrooms, a central bonus room, and convenient second-floor laundry. A separate side entrance offers potential for future basement development or a legal suite—perfect for a mortgage helper. Nestled in one of Edmonton's most desirable new communities, this home delivers exceptional style, comfort, and room to grow.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462771  |
| Price          | \$625,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,061     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2153 194a Street |
| Area        | Edmonton         |
| Subdivision | River's Edge     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 3J3          |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home, HRV System |
| Parking Spaces | 4                                                          |
| Parking        | Double Garage Attached, Insulated                          |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher - Energy Star, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                       |
| Fireplaces        | Wall Mount                                                                                                |
| Stories           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Vinyl                                          |
| Exterior Features | Level Land, Not Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Vinyl                                          |
| Foundation        | Concrete Perimeter                                   |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 20th, 2025 |
|-------------|--------------------|

Days on Market 23

Zoning Zone 57

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