

## \$654,800 - 2235 194 Street, Edmonton

MLS® #E4417327

**\$654,800**

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! HOMES BY AVI is constructing this STUNNING  
Hemsworth model in the heart of RIVERS EDGE. A picturesque community filled with 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 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 w/chimney style hood fan. Front access double attached garage w/walk-thru mud room-pantry-kitchen. EXCEPTIONAL HOME built by EXCEPTIONAL BUILDER!

Built in 2025

### Essential Information

MLS® #

E4417327



|                |                        |
|----------------|------------------------|
| Price          | \$654,800              |
| 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., 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 |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Garage Control, Garage Opener, Hood Fan, 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    | January 8th, 2025 |
| Days on Market | 114               |
| Zoning         | Zone 57           |

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Listing information last updated on May 2nd, 2025 at 3:48pm MDT