

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

MLS® #E4430251

**\$550,000**

3 Bedroom, 2.50 Bathroom, 1,808 sqft

Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Experience the pinnacle of luxury living w/ this Coventry Homes masterpiece. Adorned w/ 9' ceilings on both the main floor, revel in the chic open-concept kitchen boasting ceramic tile backsplash, pristine quartz countertops, & beautiful cabinets. The great room seamlessly transitions into the adjacent dining nook, creating an ideal setting for hosting unforgettable gatherings. Adding convenience, a half bath completes this level. Ascend the stairs to discover a tranquil primary bedroom featuring a lavish 5 pc ensuite w/ dual sinks, soaker tub, stand up shower, & walk-in closet. Two additional bedrooms, a stylish bathroom, versatile bonus room, & upstairs laundry further elevate the living experience. Rest assured, this Coventry home is backed by the Alberta New Home Warranty Program, guaranteeing craftsmanship & peace of mind. \*Home is under construction, photos are not of actual home, some finishings may vary, some photos are virtually staged\*

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4430251  |
| 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 April 10th, 2025

Days on Market 67

Zoning Zone 57

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Listing information last updated on June 16th, 2025 at 3:02pm MDT