

\$525,000 - 19142 22a Avenue, Edmonton

MLS® #E4440524

\$525,000

3 Bedroom, 2.50 Bathroom, 1,561 sqft

Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Move in ready and brand new, this home in River's Edge is walking distance to a future school and just minutes from Anthony Henday. Enjoy peace of mind with Alberta New Home Warranty and the comfort of a double attached garage that protects you from the snow and elements. Inside, you'll find 9 foot ceilings, vinyl plank flooring, quartz countertops, and a sleek electric fireplace in the living room. The kitchen features stainless steel appliances, and upstairs includes a spacious bonus room that works great as a playroom, home office, or spot to unwind for movie nights. You'll also find convenient laundry and 3 bedrooms, including a primary with walk in closet and ensuite. The unfinished basement with 3 piece bathroom rough in is ready for your personal touch. No rear neighbours for added privacy!

Built in 2024

Essential Information

MLS® #	E4440524
Price	\$525,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,561
Acres	0.00



Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	19142 22a Avenue
Area	Edmonton
Subdivision	River's Edge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1R2

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 5th, 2025
Days on Market	11

Zoning

Zone 57

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