

## \$619,900 - 2217 193a Street, Edmonton

MLS® #E4443177

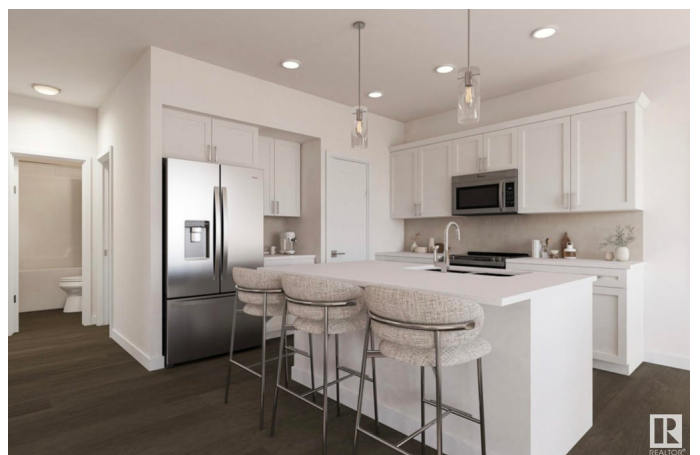
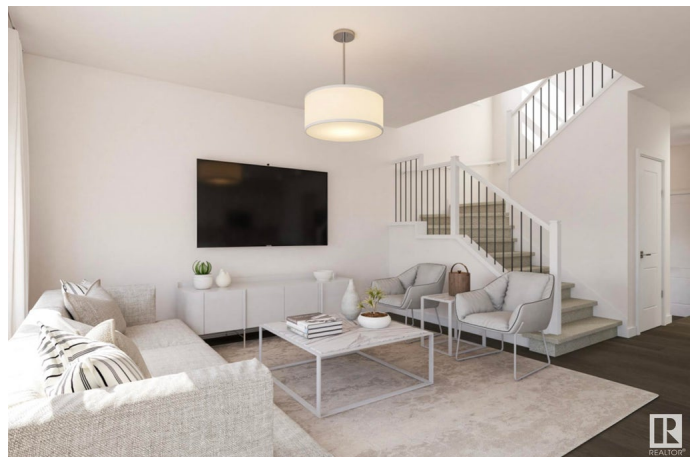
**\$619,900**

3 Bedroom, 3.00 Bathroom, 1,812 sqft

Single Family on 0.00 Acres

River's Edge, Edmonton, AB

BRAND-NEW, AUGUST 2025 POSSESSION & SMARTLY DESIGNED FOR TODAY'S MODERN LIVING! Homes By Avi welcomes you to River's Edge! A community filled w/hiking trails, beautiful natural scenery & nearby North Saskatchewan River. Situated on a traditional lot w/added side windows. FLEX ROOM (great space for home office), 3 pc bath PLUS separate side entrance for future basement development are conveniently located on main-level to meet the requirements of extended/generational family members. Open concept main level floor plan w/stunning design highlights welcoming foyer, spacious living/dining area w/electric F/P & luxury vinyl plank flooring. Deluxe kitchen w/center island, robust appliance allowance, chimney hood fan/built-in microwave, soft close pot/pan drawers, quartz countertops & pantry. Impressive upper-level flaunts quaint loft-style family room, large laundry room, 4pc bath & 2 jr bdrms each w/WIC's. Owners' suite is complimented by luxurious 5 pc ensuite w/dual sinks, soaker tub, private stall/shower.



Built in 2025

### Essential Information

MLS® # E4443177

Price \$619,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,812                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2217 193a Street |
| Area        | Edmonton         |
| Subdivision | River's Edge     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 3B7          |

### Amenities

|                |                                                                                                                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                                                                             |
| Parking        | Double Garage Attached, Front Drive Access                                                                                                                                                                                                    |

### 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, Mantel                                                                    |
| Stories           | 2                                                                                 |
| Has Basement      | Yes                                                                               |
| Basement          | Full, Unfinished                                                                  |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                |
| Exterior Features | Flat Site, Golf Nearby, No Back Lane, Not Fenced, Not Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                |

### **School Information**

|            |                    |
|------------|--------------------|
| Elementary | Callingwood School |
| Middle     | Hillcrest School   |
| High       | Jasper Place       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 91              |
| Zoning         | Zone 57         |

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Listing information last updated on September 18th, 2025 at 12:32am MDT