

## \$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	9

## Zoning

## Zone 57

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