

## \$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 | 113               |
| Zoning         | Zone 57           |

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Listing information last updated on May 1st, 2025 at 8:02pm MDT