# \$625,000 - 2246 193a Street, Edmonton

MLS® #E4429353

# \$625,000

3 Bedroom, 2.50 Bathroom, 2,352 sqft Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Step into sophisticated living w/ this meticulously designed Coventry home where 9' ceilings create a spacious & inviting atmosphere. The chef-inspired kitchen is a culinary haven, w/ quartz counters, S/S Appliances, tile backsplash, & walkthrough pantry for effortless organization. At the rear of the home, the Great Room & dining area offer a serene retreat, perfect for both relaxation & entertaining. A mudroom & half bath complete the main floor. Upstairs, luxury awaits in the primary suite, w/ a spa-like 5pc ensuite w/ dual sinks, soaker tub, stand up shower, & walk-in closet. Two additional bedrooms, main bath, bonus room, & upstairs laundry ensure both comfort & practicality. Built w/ exceptional craftsmanship & attention to detail, every Coventry home is backed by the Alberta New Home Warranty Program, giving you peace of mind for years to come. \*Some photos are virtually staged\*

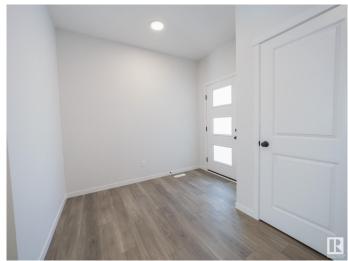


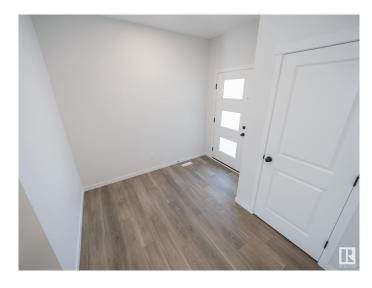
### **Essential Information**

MLS® # E4429353 Price \$625,000

Bedrooms 3
Bathrooms 2.50
Full Baths 2







Half Baths 1

Square Footage 2,352 Acres 0.00 Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 2246 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,

Smart/Program. Thermostat, Vinyl Windows

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Playground Nearby, Public Transportation

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 5th, 2025

Days on Market 28

Zoning Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 7:17pm MDT