

## \$519,000 - 19142 22a Avenue, Edmonton

MLS® #E4440524

**\$519,000**

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          | \$519,000 |
| 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 | 34             |

## Zoning

## Zone 57

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Listing information last updated on July 9th, 2025 at 1:47am MDT