

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

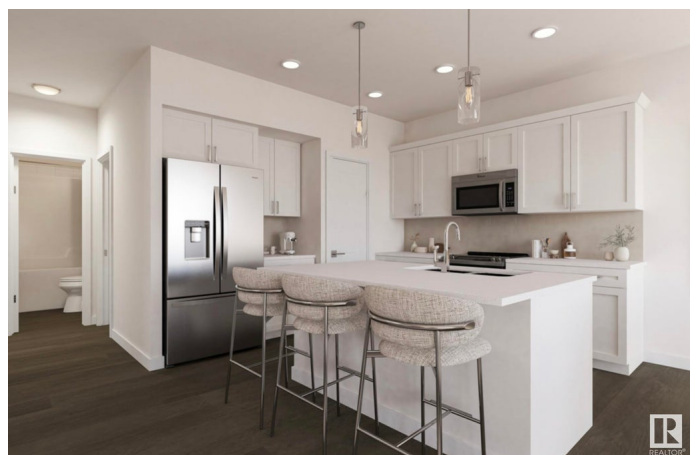
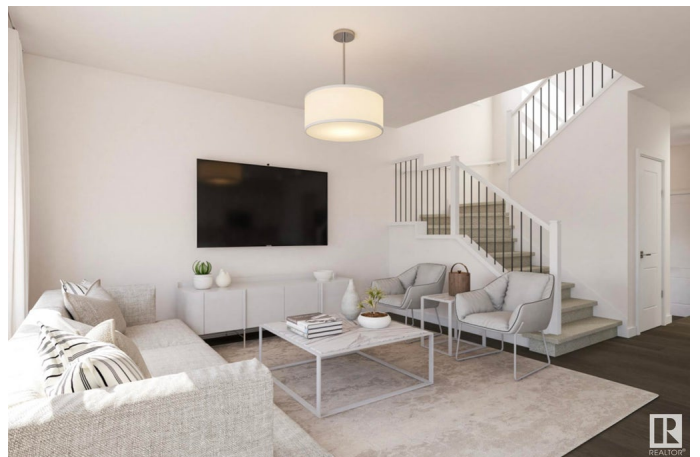
MLS® #E4443177

\$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

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 68 |
| Zoning | Zone 57 |

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Listing information last updated on August 25th, 2025 at 10:47pm MDT