

\$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 | 114 |
| Zoning | Zone 57 |

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Listing information last updated on May 2nd, 2025 at 8:32am MDT