

## \$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**

Elementary	Callingwood School
Middle	Hillcrest School
High	Jasper Place

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	89
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 September 16th, 2025 at 12:17am MDT