

\$505,000 - 19142 22a Avenue, Edmonton

MLS® #E4449287

\$505,000

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® # | E4449287 |
| Price | \$505,000 |
| 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 | July 23rd, 2025 |
| Days on Market | 8 |

Zoning

Zone 57

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Listing information last updated on July 31st, 2025 at 8:17am MDT