

# \$614,900 - 19410 22a Avenue, Edmonton

MLS® #E4458171

## \$614,900

4 Bedroom, 3.00 Bathroom, 2,132 sqft  
Single Family on 0.00 Acres

River's Edge, Edmonton, AB

River's Edge - an exciting newer community where you are mere minutes from all the amenities but feel like you are secluded! This amazing 2133 sq.ft. two story by Jayman BUILT offers Core Performance features including SOLAR, triple pane windows, Smart home technology, HRV and high efficiency furnace, tankless hot water system, stainless steel kitchen appliances and designer planned palette! The Karma 22 offers a main floor bedroom and full bath! The great room and dining area are open to the kitchen with stunning two tone cabinets & lots of sleek quartz counter space! Walk through pantry offers lots of storage. The second floor has a luxurious owners suite with 5 pce. ensuite & walk in closet that opens to the laundry room. There is a bonus family room; a walk-in linen closet and two more bedrooms plus a second full bath. This is an amazing opportunity! Plus FULL Landscaped!

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458171  |
| Price      | \$614,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,132                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 19410 22a Avenue |
| Area        | Edmonton         |
| Subdivision | River's Edge     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 3J2          |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Ceiling 9 ft., Hot Water Tankless |
| Parking   | Double Garage Attached            |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                            |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                   |
| Stories           | 2                                                                           |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Unfinished                                                            |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Wood, Vinyl             |
| Exterior Features | Landscaped, See Remarks |
| Roof              | Asphalt Shingles        |
| Construction      | Wood, Vinyl             |
| Foundation        | Concrete Perimeter      |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 17th, 2025 |
|-------------|----------------------|

Days on Market 59

Zoning Zone 57

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