# \$644,400 - 19410 22a Avenue, Edmonton

MLS® #E4439960

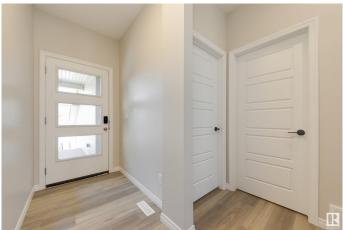
#### \$644,400

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!







Built in 2025

#### **Essential Information**

MLS® #	E4439960
Price	\$644,400
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,132

Acres	0.00
Year Built	2025
Туре	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, Stove-Electric	Hood	Fan,	Oven-Microwave,	Refrigerator,
Heating	Forced Air-1, Natural	Gas			
Stories	2				
Has Basement	Yes				
Basement	Full, Unfinished				

#### Exterior

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

## **Additional Information**

Date Listed	May 30th, 2025
Days on Market	67

#### 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 August 5th, 2025 at 3:17pm MDT