

## \$699,997 - 2209 192a Street, Edmonton

MLS® #E4446539

**\$699,997**

3 Bedroom, 2.50 Bathroom, 2,130 sqft

Single Family on 0.00 Acres

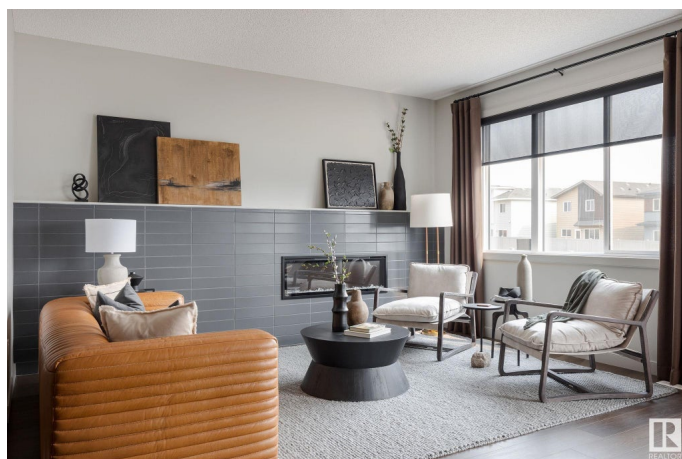
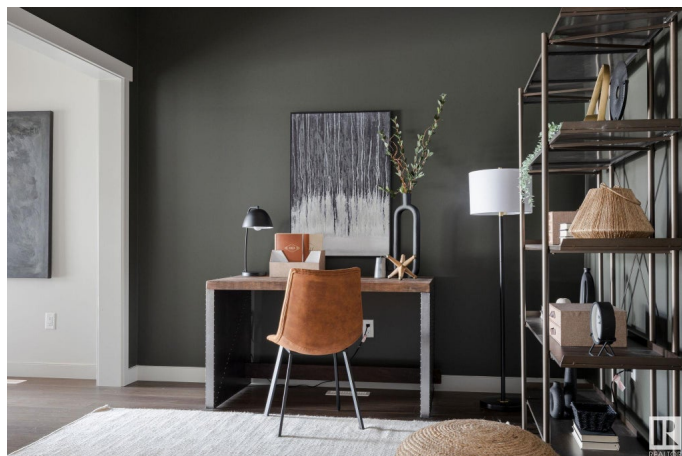
River's Edge, Edmonton, AB

**SHOW HOME FOR SALE !!!!!** Welcome to the **â€œColumbiaâ€•** built by the award winning Pacesetter homes and is located on a quiet street in the heart of west Edmonton in the beautiful neighborhood of River's Edge. This unique property River's Edge offers nearly 2130 sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office if needed, as well as an open kitchen with quartz counters, and a large walkthrough pantry that is leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs youâ€™ll find 3 large bedrooms and a good sized bonus room. This is the perfect place to call home. This home also comes with all the furniture and appliances!

Built in 2022

### Essential Information

MLS® #	E4446539
Price	\$699,997
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,130
Acres	0.00



Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2209 192a Street
Area	Edmonton
Subdivision	River's Edge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3B6

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Furniture Included, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 8th, 2025
-------------	----------------

Days on Market 11

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 July 19th, 2025 at 10:32am MDT