

## \$619,497 - 2266 194a Street, Edmonton

MLS® #E4446854

**\$619,497**

3 Bedroom, 3.00 Bathroom, 1,903 sqft

Single Family on 0.00 Acres

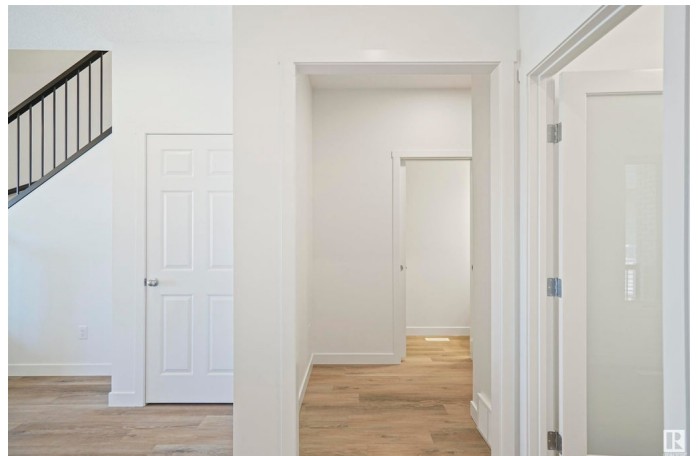
River's Edge, Edmonton, AB

Welcome to the "Kaylan" built by the award-winning builder Pacesetter homes and is located in the heart of Rivers Edge and just steps to the neighborhood parks and walking trails. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a flex room which could be used as a bedroom and a 4 piece bath. Upstairs is the primary retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room. Close to all amenities and easy access to the Henday. \*\*\* Home is under construction and the photos used are from a previously built home same model colors may vary , to be complete by October 2025\*\*\*

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446854  |
| Price     | \$619,497 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,903                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2266 194a Street |
| Area        | Edmonton         |
| Subdivision | River's Edge     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 1P9          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2                                          |
| Has Basement      | Yes                                        |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                 |
| Exterior Features | Environmental Reserve, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                                 |

### Additional Information

Date Listed July 9th, 2025

Days on Market 35

Zoning Zone 57

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Listing information last updated on August 13th, 2025 at 7:17am MDT