\$566,997 - 2258 194a Street, Edmonton

MLS® #E4443877

\$566.997

3 Bedroom, 3.00 Bathroom, 1,953 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 master's 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. This home is now move in ready!

Built in 2025

Essential Information

MLS® # E4443877

Price \$566,997

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,953







Acres 0.00 Year Built 2025

Single Family Type

Sub-Type **Detached Single Family**

Style 2 Storey Status Active

Community Information

Address 2258 194a Street

Area Edmonton Subdivision River's Edge City Edmonton **ALBERTA** County

AB Province

Postal Code T6M 1P9

Amenities

Amenities See Remarks

Double Garage Attached Parking

Interior

Interior Features ensuite bathroom

Garage Control, Garage Opener, See Remarks **Appliances**

Heating Forced Air-1, Natural Gas

Stories 2 Has Basement

Yes

Full, Unfinished Basement

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Environmental Reserve, Golf Nearby, Park/Reserve, Playground

> 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 June 23rd, 2025 Days on Market 131

Zoning Zone 57

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