

## \$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 "Columbia" 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 you'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 40

Zoning Zone 57

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