# \$625,000 - 2246 193a Street, Edmonton

MLS® #E4429353

#### \$625,000

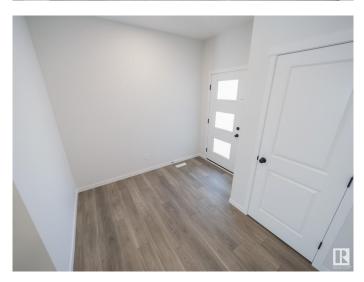
3 Bedroom, 2.50 Bathroom, 2,352 sqft Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Step into sophisticated living w/ this meticulously designed Coventry home where 9' ceilings create a spacious & inviting atmosphere. The chef-inspired kitchen is a culinary haven, w/ quartz counters, S/S Appliances, tile backsplash, & walkthrough pantry for effortless organization. At the rear of the home, the Great Room & dining area offer a serene retreat, perfect for both relaxation & entertaining. A mudroom & half bath complete the main floor. Upstairs, luxury awaits in the primary suite, w/ a spa-like 5pc ensuite w/ dual sinks, soaker tub, stand up shower, & walk-in closet. Two additional bedrooms, main bath, bonus room, & upstairs laundry ensure both comfort & practicality. Built w/ exceptional craftsmanship & attention to detail, every Coventry home is backed by the Alberta New Home Warranty Program, giving you peace of mind for years to come. \*Some photos are virtually staged\*







Built in 2024

#### **Essential Information**

| MLS® #     | E4429353  |
|------------|-----------|
| Price      | \$625,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |

| Half Baths     | 1                      |
|----------------|------------------------|
| Square Footage | 2,352                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |
|                |                        |

## **Community Information**

| Address     | 2246 193a Street |
|-------------|------------------|
| Area        | Edmonton         |
| Subdivision | River's Edge     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 3B7          |
|             |                  |

### Amenities

| Amenities | Carbon   | Monoxide     | Detectors,    | Ceiling  | 9 | ft., | Detectors | Smoke, |
|-----------|----------|--------------|---------------|----------|---|------|-----------|--------|
|           | Smart/Pi | rogram. Thei | rmostat, Viny | I Window | S |      |           |        |
| Parking   | Double ( | Garage Attac | hed           |          |   |      |           |        |

#### Interior

| Interior Features | ensuite bathroom  |
|-------------------|---|
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

| Exterior          | Wood, Stone, Vinyl                       |
|-------------------|--|
| Exterior Features | Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                         |
| Construction      | Wood, Stone, Vinyl                       |
| Foundation        | Concrete Perimeter                       |

#### **Additional Information**

Date Listed April 5th, 2025

Days on Market 21

Zoning Zone 57

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Listing information last updated on April 26th, 2025 at 1:32pm MDT