

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

MLS® #E4429353

**\$625,000**

3 Bedroom, 2.50 Bathroom, 2,352 sqft

Single Family on 0.00 Acres

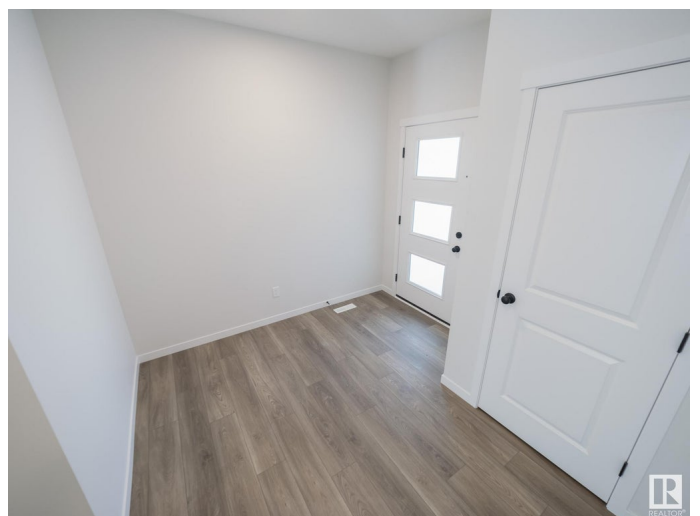
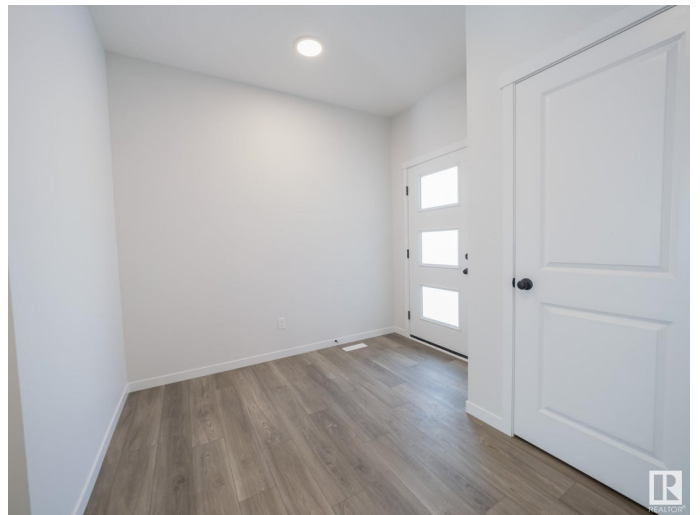
River's Edge, Edmonton, AB

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                   |
| Type           | 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/Program. Thermostat, Vinyl Windows |
| Parking   | Double Garage Attached  |

### 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 15

Zoning Zone 57

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Listing information last updated on April 20th, 2025 at 6:47am MDT