

## \$759,900 - 19119 22 Avenue, Edmonton

MLS® #E4437750

**\$759,900**

6 Bedroom, 5.00 Bathroom, 2,370 sqft

Single Family on 0.00 Acres

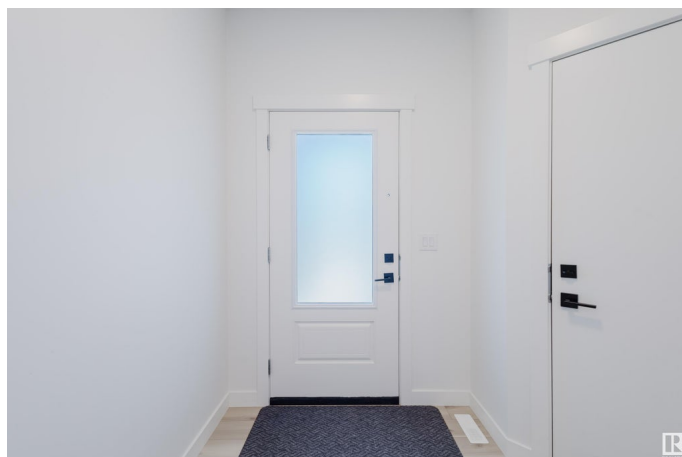
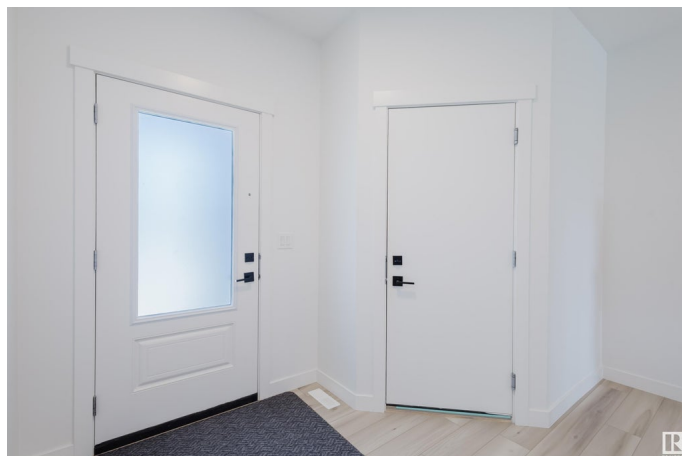
River's Edge, Edmonton, AB

Backing onto POND! SOUTH facing yard and WALKOUT LEGAL BASEMENT! This stylish 6-bedroom, 5-bathroom home offers modern comfort with a MAIN FLOOR BEDROOM and full 3-piece bath with a standing shower. The upper floor features FOUR BEDROOMS, and TWO bedrooms feature private ENSUITES for added convenience. The home includes a SPICE KITCHEN with both electric stove and gas stove, brand new S/S upgraded appliances and a walk-in pantry. Durable vinyl plank flooring spans both the main level and SECOND FLOOR, while large windows fill the space with natural light. Fully finished walkout legal basement includes a CHEF KITCHEN, spacious living room and one bedroom with a WALK-IN CLOSET. The home was completed in February 2025 and is still under ONE-YEAR WARRANTY for materials and labour. It also features a WATER PURIFIER system and a WATER SOFTENER. Better than new!

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4437750  |
| Price      | \$759,900 |
| Bedrooms   | 6         |
| Bathrooms  | 5.00      |
| Full Baths | 5         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,370                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 19119 22 Avenue |
| Area        | Edmonton        |
| Subdivision | River's Edge    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1R1         |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Walkout Basement, See Remarks |
| Parking   | Double Garage Attached        |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                              |
| Stories           | 3                                                                                                                                                      |
| Has Suite         | Yes                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                         |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed May 22nd, 2025

Days on Market 25

Zoning Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 1:02am MDT