# \$550,000 - 2256 194 Street, Edmonton

MLS® #E4437388

## \$550,000

3 Bedroom, 2.50 Bathroom, 1,958 sqft Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Step into elevated living w/ this thoughtfully crafted Coventry home, where 9' ceilings & an open layout create a sense of calm & spaciousness. The chef-inspired kitchen is a dream for home cooks & hosts alike, w/ quartz counters, a stylish tile backsplash, & a convenient walkthrough pantry that keeps everything within reach. At the back of the home, the Great Room & dining area offer a peaceful retreatâ€"ideal for quiet evenings or gathering w/ friends. A mudroom & half bath add function & flow to the main floor. Upstairs, the primary suite feels like a sanctuary, complete w/ a spa-like 5pc ensuite that includes dual sinks, a soaker tub, stand-up shower, & a generous walk-in closet. Two additional bedrooms, a full bath, upstairs laundry, & a bright bonus room provide comfort & convenience for the whole family. Built w/ care, craftsmanship, & attention to detail, every Coventry home is protected by the Alberta New Home Warranty Programâ€"offering lasting peace of mind. Some photos have been virtually staged

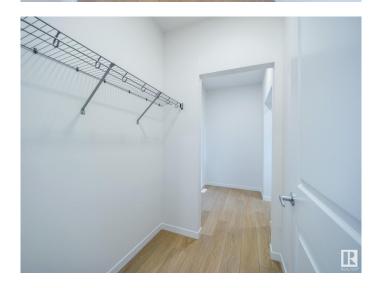
Built in 2025

## **Essential Information**

MLS® # E4437388 Price \$550,000







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,958

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 2256 194 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, HRV System

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances None

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 May 20th, 2025

Days on Market 29

Zoning Zone 57

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Listing information last updated on June 18th, 2025 at 2:02am MDT