

## \$654,800 - 2235 194 Street, Edmonton

MLS® #E4417327

**\$654,800**

4 Bedroom, 3.00 Bathroom, 2,067 sqft  
Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Searching for your new DREAM HOME?  
LOOK NO FURTHER! HOMES BY AVI is  
constructing this STUNNING  
"Hemsworth" model in the heart of  
RIVERS EDGE. A picturesque community  
filled with hiking trails, beautiful natural  
scenery & nearby North Saskatchewan River.  
When you need to venture elsewhere in the  
city, no problem, the Anthony Henday is just  
minutes away! Much desired floor plan for  
today's modern family, boasting 4  
spacious bedrooms, (FULL BED & BATH ON  
MAIN LEVEL), open-to-below upper-level loft  
style family room & full laundry room.  
SEPARATE SIDE ENTRANCE for future  
basement development. Welcoming foyer  
transitions to open concept GREAT ROOM  
that highlights magnificent window wall,  
electric fireplace, pot lights & gorgeous luxury  
vinyl plank flooring. Kitchen is anchored by  
extended eat-on centre island, quartz  
countertops, dinette nook & abundance of  
cabinetry w/chimney style hood fan. Front  
access double attached garage w/walk-thru  
mud room-pantry-kitchen. EXCEPTIONAL  
HOME built by EXCEPTIONAL BUILDER!

Built in 2025

### Essential Information

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Price	\$654,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,067
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2235 194 Street
Area	Edmonton
Subdivision	River's Edge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3B6

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Electric, Hot Wtr Tank-Energy Star, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	CALLINGWOOD SCHOOL
Middle	HILLCREST SCHOOL
High	JASPER PLACE SCHOOL

### **Additional Information**

Date Listed	January 8th, 2025
Days on Market	93
Zoning	Zone 57

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