# \$559,998 - 2268 194 Street, Edmonton

MLS® #E4423014

## \$559,998

3 Bedroom, 2.50 Bathroom, 1,753 sqft Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Welcome to the "Willow" built by the award-winning builder Pacesetter homes and is located in the heart River's Edge and just steps to the walking trails and parks. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 2 piece powder room. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room. The unspoiled basement has a side separate entrance and larger then average windows perfect for a future suite. Close to all amenities and also comes with a side separate entrance perfect for future development.\*\*\* Pictures are of the show home the colors and finishing's may vary ,complete by September\*\*\*





Built in 2025

# **Essential Information**

MLS® # E4423014 Price \$559,998 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,753

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 2268 194 Street

Area Edmonton

Subdivision River's Edge

City Edmonton

County ALBERTA

Province AB

Postal Code T6M 1P9

#### **Amenities**

Amenities See Remarks

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby, See

Remarks

Roof Asphalt Shingles

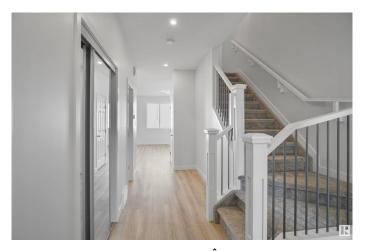
Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

# **Additional Information**

Date Listed February 26th, 2025

Days on Market 109

Zoning Zone 57



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