

## \$609,300 - 19322 22a Avenue, Edmonton

MLS® #E4436208

**\$609,300**

4 Bedroom, 3.00 Bathroom, 1,912 sqft

Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Located in the fantastic community of River's Edge, the Reece 22 by Jayman BUILT offers thoughtful design and energy-efficient features including solar panels, triple pane windows, tankless hot water, HRV, a high-efficiency furnace, and smart home technology. Step inside to 9' ceilings and luxury vinyl plank flooring. The main floor includes a versatile bedroom or flex room with a full bathroom, perfect for guests or office use. An open-concept layout connects the living and dining areas to a stunning kitchen with quartz countertops, a central island with eating bar, stainless steel appliances, and a walk-through pantry. Upstairs, the primary suite includes a walk-in closet and full ensuite. Two additional bedrooms, a second full bath, and a spacious laundry room with linen shelving complete the upper level, along with a generous family room. Set on a large pie lot, this home also includes an attached garage. Plus FULLY landscaped!!

Built in 2025

### Essential Information

MLS® #	E4436208
Price	\$609,300
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,912
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	19322 22a Avenue
Area	Edmonton
Subdivision	River's Edge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3B7

### Amenities

Amenities	Ceiling 9 ft., Hot Water Tankless
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed May 13th, 2025

Days on Market 114

Zoning Zone 57

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