

## \$524,900 - 2239 190st, Edmonton

MLS® #E4415677

### \$524,900

3 Bedroom, 2.50 Bathroom, 1,561 sqft  
Single Family on 0.00 Acres

River's Edge, Edmonton, AB

BRAND NEW House With SIDE ENTERANCE in RIVERS EDGE . Client built the house from scratch with sterling homes, just got possession and is now relocating out of province due to a job transfer . This is a PERFECT STARTER HOME or INVESTMENT PROPERTY with LOWEST PRICED attached garage home in Edmonton built in a PIE LOT with lengthier drive way . Main level consist of spacious kitchen, living, dining . second floor with Bonus room , spacious master bedroom with ensuite and walk in closet . 2 additional bedroom with a common wash room and a laundry room completes the second floor . SEPERATE SIDE ENTERANCE to basement for future legal suite .

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4415677  |
| Price          | \$524,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,561     |
| Acres          | 0.00      |
| Year Built     | 2024      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 2239 190st   |
| Area        | Edmonton     |
| Subdivision | River's Edge |
| City        | Edmonton     |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T6M 1R3      |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Garage Control, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Concrete, Vinyl    |
| Exterior Features | Airport Nearby     |
| Roof              | Asphalt Shingles   |
| Construction      | Concrete, Vinyl    |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 9th, 2024 |
| Days on Market | 95                 |
| Zoning         | Zone 57            |

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