

## \$575,000 - 2256 194 Street, Edmonton

MLS® #E4437388

**\$575,000**

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 retreat—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 Program—offering lasting peace of mind. Some photos have been virtually staged

Built in 2025

### Essential Information

MLS® # E4437388

Price \$575,000



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                9

Zoning                            Zone 57

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