

\$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

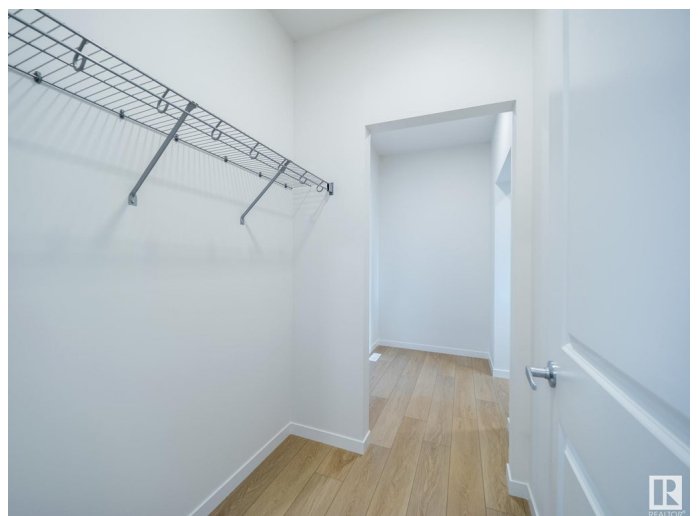
Step into elevated living w/ this thoughtfully crafted Coventry home, where 9' ceilings & an open layout create a sense of calm & spaciousness. The chef-inspired kitchen is a dream for home cooks & hosts alike, w/ quartz counters, a stylish tile backsplash, & a convenient walkthrough pantry that keeps 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 17

Zoning Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 6th, 2025 at 10:33am MDT