

## \$565,000 - 2264 194 Street, Edmonton

MLS® #E4418341

**\$565,000**

3 Bedroom, 2.50 Bathroom, 1,957 sqft  
Single Family on 0.00 Acres

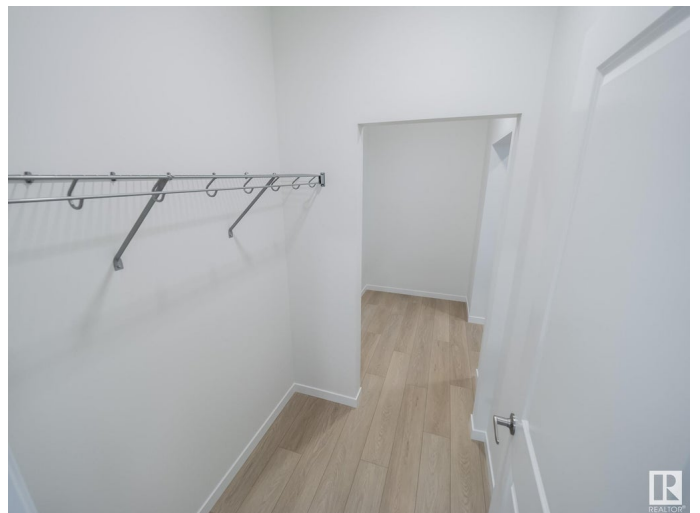
River's Edge, Edmonton, AB

Step into sophisticated living w/ this meticulously designed Coventry home where 9' ceilings create a spacious & inviting atmosphere. The chef-inspired kitchen is a culinary haven, w/ quartz counters, tile backsplash, & walkthrough pantry for effortless organization. At the rear of the home, the Great Room & dining area offer a serene retreat, perfect for both relaxation & entertaining. A mudroom & half bath complete the main floor. Upstairs, luxury awaits in the primary suite, w/ a spa-like 5pc ensuite w/ dual sinks, soaker tub, stand up shower, & walk-in closet. Two additional bedrooms, main bath, bonus room, & upstairs laundry ensure both comfort & practicality. Built w/ exceptional craftsmanship & attention to detail, every Coventry home is backed by the Alberta New Home Warranty Program, giving you peace of mind for years to come. \*Some Photos Are Virtually Staged\*

Built in 2024

### Essential Information

MLS® #	E4418341
Price	\$565,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,957
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2264 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	Microwave Hood Fan
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed January 17th, 2025

Days on Market 56

Zoning Zone 57

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Listing information last updated on March 14th, 2025 at 2:33pm MDT