# \$759,900 - 19119 22 Avenue, Edmonton

MLS® #E4437750

## \$759,900

6 Bedroom, 5.00 Bathroom, 2,370 sqft Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Backing onto POND! SOUTH facing yard and WALKOUT LEGAL BASEMENT! This stylish 6-bedroom, 5-bathroom home offers modern comfort with a MAIN FLOOR BEDROOM and full 3-piece bath with a standing shower. The upper floor features FOUR BEDROOMS, and TWO bedrooms feature private ENSUITES for added convenience. The home includes a SPICE KITCHEN with both electric stove and gas stove, brand new S/S upgraded appliances and a walk-in pantry. Durable vinyl plank flooring spans both the main level and SECOND FLOOR, while large windows fill the space with natural light. Fully finished walkout legal basement includes a CHEF KITCHEN, spacious living room and one bedroom with a WALK-IN CLOSET. The home was completed in February 2025 and is still under ONE-YEAR WARRANTY for materials and labour. It also features a WATER PURIFIER system and a WATER SOFTENER. Better than new!

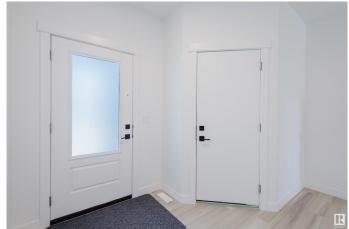
Built in 2024

#### **Essential Information**

MLS® # E4437750 Price \$759,900

Bedrooms 6
Bathrooms 5.00
Full Baths 5







Square Footage 2,370 Acres 0.00 Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 19119 22 Avenue

Area Edmonton
Subdivision River's Edge
City Edmonton
County ALBERTA

Province AB

Postal Code T6M 1R1

### **Amenities**

Amenities Walkout Basement, See Remarks

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Electric, Stove-Gas, Washer,

Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3 Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 22nd, 2025

Days on Market

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 May 29th, 2025 at 12:32am MDT