

\$735,000 - 19286 22a Avenue, Edmonton

MLS® #E4451727

\$735,000

3 Bedroom, 2.50 Bathroom, 2,284 sqft
Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Stunning 2,284 sq ft upgraded home featuring 3 beds, 2.5 baths, bonus room, and a rear flex room. The kitchen boasts an expansive hidden pantry, gas stove top, high-end cabinets, 3cm countertops, and luxury vinyl plank flooring. Soaring open-to-above design fills the space with natural light, enhanced by 9' ceilings on the main floor and elevated basement ceilings. Primary suite includes a walk-through closet to the laundry room. The oversized 2-car garage offers an 8' door, 220V power, hot/cold water, floor drain, and is fully finished. Enjoy smart home tech: smart lock, Ring camera, Ecobee thermostat with voice control, 5 smart switches, and WiFi booster. Home is energy-efficient with triple pane windows, 10-panel solar system, tankless water heater, and 96% high-efficiency furnace. Fully finished landscaping completes this exceptional property!

Built in 2024

Essential Information

MLS® #	E4451727
Price	\$735,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,284
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	19286 22a Avenue
Area	Edmonton
Subdivision	River's Edge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1P8

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Instant, Hot Water Tankless, No Animal Home, No Smoking Home
Parking	2 Outdoor Stalls, 220 Volt Wiring, Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Environmental Reserve, Fenced, Golf Nearby, Landscaped, Level Land, Playground Nearby, Ravine View, River Valley View, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 7th, 2025
Days on Market 6
Zoning Zone 57

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