

# **\$734,900 - 19107 22 Avenue, Edmonton**

MLS® #E4455928

**\$734,900**

4 Bedroom, 3.50 Bathroom, 2,359 sqft

Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Experience elevated living in this beautifully designed 2350sqf 4-bedroom walkout home, where natural light pours through oversized windows and highlights the spacious open floor plan. The heart of the home is a chef-inspired kitchen with premium finishes and a dedicated spice kitchen—perfect for culinary enthusiasts and entertainers alike. A thoughtfully placed main floor office offers privacy and productivity, ideal for remote work or study. Upstairs, each bedroom provides comfort and style, with the primary suite featuring a spa-like ensuite with his/hers vanities and oversized walk in shower. Step outside to enjoy a landscaped yard with a spacious deck—perfect for summer barbecues or relaxing evenings. Poured concrete steps take you to the stamped concrete deck below where you can relax with the views of the pond. The walkout basement is a clean slate waiting for your personal touch to be added... So many options with this large, bright space! This home shows 10/10 We cannot wait for you to see it!!

Built in 2023

## **Essential Information**

MLS® # E4455928

Price \$734,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,359                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 19107 22 Avenue |
| Area        | Edmonton        |
| Subdivision | River's Edge    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1R1         |

### Amenities

|                |                                                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, Patio, Walkout Basement, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 4                                                                                                                                                    |
| Parking        | Double Garage Attached                                                                                                                               |
| Is Waterfront  | Yes                                                                                                                                                  |

### Interior

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

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Basement          | Full, Unfinished                                                                                                  |
| <b>Exterior</b>   |                                                                                                                   |
| Exterior          | Wood, Brick, Vinyl                                                                                                |
| Exterior Features | Backs Onto Lake, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Brick, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 7                   |
| 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 September 10th, 2025 at 3:17pm MDT