

## \$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 25

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 15th, 2025 at 11:47pm MDT