

\$699,000 - 19286 22a Avenue, Edmonton

MLS® #E4451727

\$699,000

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 | \$699,000 |
| 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 68

Zoning Zone 57

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Listing information last updated on October 14th, 2025 at 1:48pm MDT