

# \$594,500 - 19342 22a Avenue, Edmonton

MLS® #E4449960

**\$594,500**

3 Bedroom, 2.50 Bathroom, 2,182 sqft  
Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Experience comfort and style in this beautifully crafted Coventry home, where thoughtful design meets quality craftsmanship. The main floor impresses with 9' ceilings and an open-concept layout, featuring a chef-inspired kitchen with quartz countertops, stylish cabinetry, a large island, and a spacious pantry. The Great Room flows seamlessly into the dining area—perfect for everyday living and entertaining. A mudroom and half bath complete the main level. Upstairs, the luxurious primary suite offers a 5-piece spa-like ensuite with double sinks, a soaker tub, stand-up shower, and walk-in closet. Two additional bedrooms, a spacious bonus room, full bath, and convenient upper-floor laundry provide everything your family needs. Built with exceptional attention to detail, every Coventry Home is backed by the Alberta New Home Warranty Program for lasting peace of mind. \*some photos are virtually staged\*

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449960  |
| Price      | \$594,500 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,182                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 19342 22a Avenue |
| Area        | Edmonton         |
| Subdivision | River's Edge     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 3B7          |

### Amenities

|           |                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached                                                                                          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior          | Wood, Vinyl                             |
| Exterior Features | Public Transportation, Partially Fenced |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Vinyl                             |
| Foundation        | Concrete Perimeter                      |

### Additional Information

Date Listed July 27th, 2025

Days on Market 5

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 July 31st, 2025 at 10:32pm MDT