

## \$999,900 - 2131 194 Street, Edmonton

MLS® #E4453561

**\$999,900**

4 Bedroom, 4.00 Bathroom, 2,301 sqft

Single Family on 0.00 Acres

River's Edge, Edmonton, AB

The Elliot 24 showhome by Jayman BUILT is a masterpiece of luxury - you deserve to live here! Featuring Core Performance features - SOLAR; triple pane windows; tankless hot water system; HRV and high efficiency furnace; Air conditioned; basement development and so much more! The main floor has a large great room; dining area with access to back deck and outdoor living space. Kitchen offers sleek quartz counter tops, large island with flush eating bar, walk in pantry & stainless steel appliances. Main floor flex room could be a fourth bedroom and there is a full bath on the main floor as well. The upper levels include a huge primary with walk in closet and full ensuite bath. There are two more bedrooms, laundry room and a full bathroom plus a comfortable bonus family room. The basement offers bedroom, full bath and large rec. rm area.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453561  |
| Price          | \$999,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,301     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2131 194 Street |
| Area        | Edmonton        |
| Subdivision | River's Edge    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 3B6         |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Deck, Hot Water Tankless |
| Parking   | Double Garage Attached   |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                            |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                   |
| Stories           | 3                                                                           |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Finished                                                              |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Wood, Vinyl          |
| Exterior Features | Partially Landscaped |
| Roof              | Asphalt Shingles     |
| Construction      | Wood, Vinyl          |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 56                |

Zoning

Zone 57

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Listing information last updated on October 10th, 2025 at 4:47am MDT