

# \$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

## Exterior

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 3

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 6th, 2025 at 3:47pm MDT