Courtesy Of David C St. Jean Of Exp Realty

$497,250 - 2040 191 Street, Edmonton

MLS® #E4446343

$497,250
4 Bedroom, 3.00 Bathroom, 1,611 sqft
Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Experience the elegance and craftsmanship of The Sylvan. Luxury Vinyl Plank floors flow through the main level, starting with a spacious foyer and walk-in coat closet. A bright great room leads to a functional kitchen with quartz countertops, a flush island, Silgranite sink, soft-close Thermofoil cabinets, and an over-the-range microwave. Around the staircase, youâ€™ll find a generous pantry. At the rear, enjoy a sunlit nook overlooking the backyard, a main floor bedroom, full 3-piece bath, and access to the yard via a garden door. A parking pad is included, with the option to add a detached two-car garage. Upstairs offers a light-filled primary suite with walk-in closet and 3-piece ensuite, plus two more bedrooms, another full bath, and a laundry closet. The Sylvan also features black plumbing and lighting fixtures, 9' ceilings on the main and basement levels, a separate side entrance, and rough-in basement plumbing.

Built in 2025

Essential Information

MLS® #	E4446343
Price	$497,250
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	1,611
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2040 191 Street
Area	Edmonton
Subdivision	River's Edge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3E8

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Television Connection, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved, Rear Drive Access

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Level Land, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 7th, 2025
Days on Market	67
Zoning	Zone 57

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