

## **\$619,300 - 19322 22a Avenue, Edmonton**

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MLS® #E4436208

**\$619,300**

4 Bedroom, 3.00 Bathroom, 1,912 sqft

Single Family on 0.00 Acres

River's Edge, Edmonton, AB

The Reece 22 by Jayman BUILT is located in the amazing newer community of River's Edge - easy access anywhere you need to go! This home offers Jayman's Core Performance features including SOLAR, triple pane windows & tankless hot water system so you don't run out of hot water no matter how long the showers are! SMART home technology, HRV & high efficiency furnace and stainless steel appliances are also included. The main floor has 9' ceilings, luxury vinyl plank flooring PLUS there is a bedroom/flex room with a full bathroom also! Open concept - the living and dining rooms flow together and are open to the stunning kitchen with sleek quartz counter tops, island with eating bar & a walk through pantry. The second level offers a luxurious owners suite with walk-in closet & full ensuite. There is a spacious laundry room with linen shelves, two more bedrooms and a second full bath PLUS a roomy family room. Convenient attached garage and large pie lot!



Built in 2025

### **Essential Information**

MLS® #	E4436208
Price	\$619,300
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	1,912
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	19322 22a Avenue
Area	Edmonton
Subdivision	River's Edge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3B7

### Amenities

Amenities	Ceiling 9 ft., 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	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 13th, 2025

Days on Market 75

Zoning Zone 57

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Listing information last updated on July 27th, 2025 at 2:47pm MDT