

## \$489,250 - 2036 191 Street, Edmonton

MLS® #E4446350

**\$489,250**

3 Bedroom, 2.50 Bathroom, 1,477 sqft

Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Discover the Sansa Model™ where style meets smart design. With 9' ceilings on the main and basement levels, a separate side entrance, and luxury Vinyl Plank flooring, this home blends elegance with everyday function. The welcoming foyer with coat closet leads to a bright great room and open dining area filled with natural light. At the rear, the L-shaped kitchen features quartz countertops, a flush island, Silgranit sink with a window view, soft-close Thermofoil cabinets, and a spacious pantry. A discreet rear entry offers access to a half bath, backyard, and included parking pad, with the option to add a detached double garage. Upstairs, enjoy a central laundry area, a bright primary suite with walk-in closet and 3-piece ensuite, two additional bedrooms, and a full bathroom. Brushed nickel plumbing and lighting fixtures, rough-in basement plumbing, and our upgraded Sterling Signature Specification are all included.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446350  |
| Price      | \$489,250 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,477                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2036 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, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling |
| Parking   | Parking Pad Cement/Paved, Rear Drive Access                                                                                                                  |

### 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 | 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        45  
Zoning                    Zone 57

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