

## \$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. Purchase now through Jayman's unique Leaseback program and ear money every monthe the show home remains open.

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 74

Zoning Zone 57

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Listing information last updated on October 28th, 2025 at 2:32pm MDT