\$479,250 - 2040 191 Street, Edmonton

MLS® #E4446343

\$479.250

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, you'II 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 \$479,250

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

ALBERTA

Style 2 Storey
Status Active

Community Information

Address 2040 191 Street

Area Edmonton
Subdivision River's Edge
City Edmonton

Province AB

Postal Code T6M 3E8

Amenities

County

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 117

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 November 1st, 2025 at 2:17am MDT