

## \$450,237 - 19445 22 Avenue, Edmonton

MLS® #E4448435

**\$450,237**

3 Bedroom, 2.50 Bathroom, 1,420 sqft

Single Family on 0.00 Acres

River's Edge, Edmonton, AB

NO CONDO FEES , SEPARATE ENTRANCE and AMAZING VALUE! You read that right welcome to this brand new townhouse unit the "Manhattan". Built by the award winning builder Pacesetter homes and is located in one of Edmonton's newest premier west end communities of River's Edge. With over 1400+ square Feet, this opportunity is perfect for a young family or young couple. Your main floor is complete with upgrade luxury Vinyl plank flooring throughout the great room and the kitchen. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. Finishing off the main level is a 2 piece bathroom. The upper level has 3 bedrooms and 2 bathrooms. This home also comes completed with front and back landscaping and a double car garage. \*\*\* This home is under construction and will be complete by February 2026 , photos used are from the same model recently built but colors may vary \*\*\*

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448435  |
| Price     | \$450,237 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,420                |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 19445 22 Avenue |
| Area        | Edmonton        |
| Subdivision | River's Edge    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 3J3         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2                                          |
| Has Basement      | Yes                                        |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                         |
| Exterior Features | Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                         |

### Additional Information

Date Listed July 17th, 2025

Days on Market 28

Zoning Zone 57

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Listing information last updated on August 14th, 2025 at 6:02pm MDT