

## **\$629,900 - 19322 22a Avenue, Edmonton**

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MLS® #E4435157

**\$629,900**

4 Bedroom, 3.00 Bathroom, 2,133 sqft

Single Family on 0.00 Acres

River's Edge, Edmonton, AB

The Karma 22 by Jayman BUILT is in an amazing newer community of Rivers Edge - easy access! This home features Jayman's Core Performance features including SOLAR, triple pane windows and tankless hot water system so you don't run out of hot water no matter how long the showers are! SMART home technology, HRV and high efficiency furnace, stainless steel appliances are also included. The main floor has 9' ceilings, luxury vinyl plank flooring and a bedroom / den with a full bathroom as well! Open concept - living and dining room flow together and are open to the stunning kitchen with smooth quartz counter tops, island with eating bar and a walk through pantry. The second level has a luxurious owners suite with walk-in closet that opens to the laundry room. Full ensuite bath. There are two more bedrooms and a second full bath here plus a roomy bonus family room. The attached garage is convenient and the large yard will give you lots of opportunity to personalize your space.



Built in 2025

### **Essential Information**

MLS® #                      E4435157

Price                        \$629,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,133                  |
| 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 6th, 2025  
Days on Market       3  
Zoning                 Zone 57

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