Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

$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 â€œManhattanâ€• 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	23
Zoning	Zone 57

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Listing information last updated on August 9th, 2025 at 2:47am MDT