

## **\$607,250 - 2011 191 Street, Edmonton**

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MLS® #E4460461

### **\$607,250**

4 Bedroom, 3.00 Bathroom, 1,970 sqft

Single Family on 0.00 Acres

River's Edge, Edmonton, AB

The Affinity model is an elegant, well-built home designed for today's families. It features a double attached garage with floor drain, separate side entrance, 9ft ceilings on main & basement levels, & Luxury Vinyl Plank flooring. The foyer leads to a full 3-pc bath with walk-in shower & main floor bedroom. Open concept nook, great room & kitchen create a functional layout. The kitchen includes an island with flush eating ledge, Silgranite undermount sink, built-in microwave, pendant lights, chimney-style hood fan, tiled backsplash, ample cabinetry with soft-close doors & drawers, & corner pantry. The great room with electric fireplace and nook feature large windows & a patio door to the backyard. Upstairs, the bright primary suite offers a 5-pc ensuite with double sinks, shower, and freestanding tub, & large walk-in closet. A bonus room, main 3-pc bath, laundry, & two additional beds complete the level. Brushed nickel fixtures, upgraded railings & basement rough-in package included.



Built in 2025

### **Essential Information**

MLS® #	E4460461
Price	\$607,250
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,970
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2011 191 Street
Area	Edmonton
Subdivision	River's Edge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3A8

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Callingwood School
Middle	Hillcrest School
High	Jasper Place School

### **Additional Information**

Date Listed	October 2nd, 2025
Days on Market	13
Zoning	Zone 57

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Listing information last updated on October 15th, 2025 at 1:02am MDT