

## \$371,998 - 5132 River's Edge Way, Edmonton

MLS® #E4446420

**\$371,998**

3 Bedroom, 2.50 Bathroom, 1,098 sqft

Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Welcome to Abbey built by StreetSide Developments! This spacious 2+1 bedroom, two bathroom row house is over 1098 sq.ft , and comes with a large single attached garage. The upper levels of the unit are bright and open, with a modern color palate throughout. The kitchen has gorgeous cabinets and lots of counter space. The dining and living areas of this open concept blend seamlessly together, making it perfect for entertaining. The balcony access is off the kitchen. Upstairs you will find two Primary-bedrooms, each with an ensuite and great closet space. Complete the package with a single attached over sized garage, main floor den and plenty of storage for golf-clubs, bikes, rackets etc. Close to transportation, shopping, airport and so much more. Best of all there is NO CONDO fee. \*\*\*Under construction and will be complete this coming summer the pictures used are of the show home colors and finishings may vary \*\*\*

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446420  |
| Price     | \$371,998 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,098                |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 5132 River's Edge Way |
| Area        | Edmonton              |
| Subdivision | River's Edge          |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6M 3A8               |

### **Amenities**

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Over Sized, Single Garage Attached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | None, No Basement                          |

### **Exterior**

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

**Additional Information**

Date Listed                July 7th, 2025  
Days on Market        50  
Zoning                    Zone 57

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