

## **\$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 | 15                |
| Zoning         | Zone 57           |

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Listing information last updated on October 16th, 2025 at 9:32pm MDT