

\$524,250 - 2040 191 Street, Edmonton

MLS® #E4446343

\$524,250

4 Bedroom, 3.00 Bathroom, 1,611 sqft
Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Experience the elegance and craftsmanship of The Sylvan. Luxury Vinyl Plank floors flow through the main level, starting with a spacious foyer and walk-in coat closet. A bright great room leads to a functional kitchen with quartz countertops, a flush island, Silgranite sink, soft-close Thermofoil cabinets, and an over-the-range microwave. Around the staircase, youâ€™™ll find a generous pantry. At the rear, enjoy a sunlit nook overlooking the backyard, a main floor bedroom, full 3-piece bath, and access to the yard via a garden door. A parking pad is included, with the option to add a detached two-car garage. Upstairs offers a light-filled primary suite with walk-in closet and 3-piece ensuite, plus two more bedrooms, another full bath, and a laundry closet. The Sylvan also features black plumbing and lighting fixtures, 9' ceilings on the main and basement levels, a separate side entrance, and rough-in basement plumbing.

Built in 2025

Essential Information

| | |
|------------|-----------|
| MLS® # | E4446343 |
| Price | \$524,250 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |



| | |
|----------------|------------------------|
| Square Footage | 1,611 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 2040 191 Street |
| Area | Edmonton |
| Subdivision | River's Edge |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6M 3E8 |

Amenities

| | |
|-----------|---|
| Amenities | On Street Parking, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Television Connection, 9 ft. Basement Ceiling |
| Parking | Parking Pad Cement/Paved, Rear Drive Access |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | None |
| Heating | Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Flat Site, Level Land, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed July 7th, 2025

Days on Market 48

Zoning Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 24th, 2025 at 12:17am MDT