\$459,698 - 19445 22 Avenue, Edmonton

MLS® #E4448435

\$459,698

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 "Manhattan― 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 \$459,698

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 91

Zoning Zone 57

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Listing information last updated on October 16th, 2025 at 3:17am MDT