

# \$464,250 - 2032 191 Street, Edmonton

MLS® #E4444000

**\$464,250**

3 Bedroom, 2.50 Bathroom, 1,557 sqft  
Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Discover the Sansa II Model—where refined living meets thoughtful design. Step into the welcoming foyer with a convenient coat closet, leading to a sunlit great room and open dining area. The rear L-shaped kitchen maximizes space and features quartz counters, an over-the-range microwave, Silgranit sink with window view, and ample storage with upgraded Thermofoil cabinets, soft-close doors/drawers, and a pantry. A discreetly located half bath near the rear entry opens to a spacious yard and parking pad, with an optional two-car garage. Upstairs offers an airy loft, laundry area, and a bright primary suite with walk-in closet and 4-piece ensuite with stand-up shower. Two more bedrooms with ample closets and a main 3-piece bath complete the floor. Enjoy 9'™ ceilings on the main and basement levels, a separate side entrance, rough-in basement package, and brushed nickel fixtures—all part of the new Sterling Signature Specification.

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4444000  |
| Price     | \$464,250 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,557                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2032 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, Smart/Program. Thermostat, Television Connection, Barrier Free Home, 9 ft. Basement Ceiling |
| Parking   | Parking Pad Cement/Paved, Rear Drive Access                                                                                                 |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                           |
| Exterior Features | Back Lane, No Through Road, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Vinyl                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 24th, 2025  
Days on Market                103  
Zoning                              Zone 57

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