

## \$463,250 - 2036 191 Street, Edmonton

MLS® #E4446350

**\$463,250**

3 Bedroom, 2.50 Bathroom, 1,477 sqft

Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Discover the Sansa Model—where style meets smart design. With 9' ceilings on the main and basement levels, a separate side entrance, and luxury Vinyl Plank flooring, this home blends elegance with everyday function. The welcoming foyer with coat closet leads to a bright great room and open dining area filled with natural light. At the rear, the L-shaped kitchen features quartz countertops, a flush island, Silgranit sink with a window view, soft-close Thermofoil cabinets, and a spacious pantry. A discreet rear entry offers access to a half bath, backyard, and included parking pad, with the option to add a detached double garage. Upstairs, enjoy a central laundry area, a bright primary suite with walk-in closet and 3-piece ensuite, two additional bedrooms, and a full bathroom. Brushed nickel plumbing and lighting fixtures, rough-in basement plumbing, and our upgraded Sterling Signature Specification are all included.

Built in 2025

### Essential Information

MLS® #	E4446350
Price	\$463,250
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,477
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2036 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, Smart/Program. Thermostat, Television Connection, 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, 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        58  
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 September 3rd, 2025 at 9:02am MDT