

\$479,250 - 2032 191 Street, Edmonton

MLS® #E4444000

\$479,250

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 9â€™™ 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	\$479,250
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 83
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 15th, 2025 at 3:17am MDT