

# **\$369,998 - 5134 River's Edge Way, Edmonton**

MLS® #E4444349

**\$369,998**

2 Bedroom, 2.50 Bathroom, 1,098 sqft

Single Family on 0.00 Acres

River's Edge, Edmonton, AB

**NO CONDO FEES and AMAZING VALUE!**

You read that right. Welcome to this brand new townhouse unit, the Gabriel, built by StreetSide Developments. Located in the newest premier west end community of River's Edge, this home is almost 1100 square feet and comes with front yard landscaping and a single oversized attached garage. A perfect opportunity for a young family or downsizers to get into a new home! Your main floor is complete with upgrade luxury vinyl plank flooring throughout the great room and the kitchen. The main entrance/main floor has a large sized foyer with a 2 piece bathroom and an office / bedroom. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. The upper level has 2 bedrooms and 2 full bathrooms. \*\*\* This home is under construction and the photos used are of the show home, the colors and finishings may vary. \*\*\* Slated to be completed by September\*\*\*

Built in 2025

## **Essential Information**

MLS® #	E4444349
Price	\$369,998
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,098
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	5134 River's Edge Way
Area	Edmonton
Subdivision	River's Edge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3B5

### Amenities

Amenities	See Remarks
Parking	Over Sized, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 24th, 2025

Days on Market                58

Zoning                            Zone 57

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