

## \$375,998 - 5132 River's Edge Way, Edmonton

MLS® #E4420570

**\$375,998**

3 Bedroom, 2.50 Bathroom, 1,098 sqft

Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Welcome to Abbey built by StreetSide Developments! This spacious 2+1 bedroom, two bathroom row house is over 1098 sq.ft , and comes with a large single attached garage. The upper levels of the unit are bright and open, with a modern color palate throughout. The kitchen has gorgeous cabinets and lots of counter space. The dining and living areas of this open concept blend seamlessly together, making it perfect for entertaining. The balcony access is off the kitchen. Upstairs you will find two Primary-bedrooms, each with an ensuite and great closet space. Complete the package with a single attached over sized garage, main floor den and plenty of storage for golf-clubs, bikes, rackets etc. Close to transportation, shopping, airport and so much more. Best of all there is NO CONDO fee. \*\*\*Under construction and will be complete this coming summer the pictures used are of the show home colors and finishings may vary \*\*\*

Built in 2025

### Essential Information

MLS® #	E4420570
Price	\$375,998
Bedrooms	3
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	5132 River's Edge Way
Area	Edmonton
Subdivision	River's Edge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3A8

### **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, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            February 6th, 2025  
Days on Market      72  
Zoning                Zone 57

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Listing information last updated on April 19th, 2025 at 6:47am MDT