

# \$439,998 - 5117 River's Edge Way, Edmonton

MLS® #E4426310

**\$439,998**

3 Bedroom, 2.50 Bathroom, 1,233 sqft

Single Family on 0.00 Acres

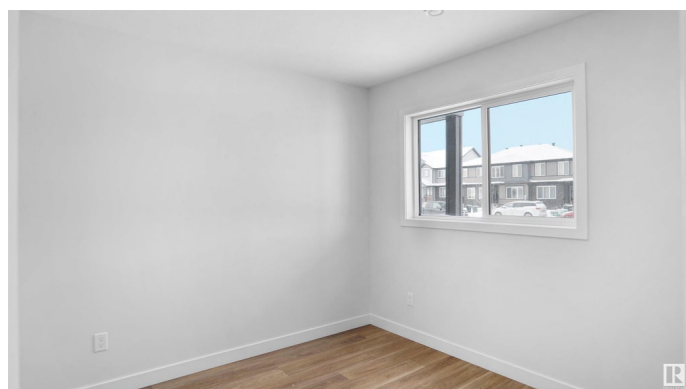
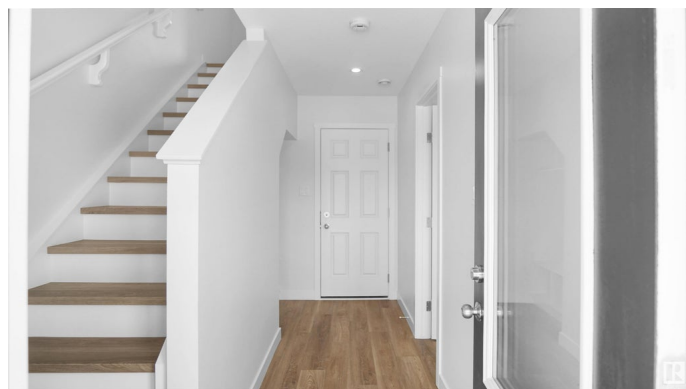
River's Edge, Edmonton, AB

Welcome to this brand new half duplex the "Reimer" Built by the award winning builder Pacesetter homes and is located in one of Edmonton's newest west end communities of River's Edge. With over 1,233 square Feet, this opportunity is perfect for a young family or young couple. Your main floor as you enter has a flex room/ Bedroom that is next to the entrance from the garage with a 3 piece bath. The second level has a beautiful kitchen with upgraded cabinets, upgraded counter tops and a tile back splash with upgraded luxury Vinyl plank flooring throughout the great room. The upper level has 3 bedrooms and 2 bathrooms. This home also comes completed with front and back landscaping and a single over sized attached garage. \*\*\* Photo used is of an artist rendering , home is under construction and will be complete by end of August\*\*\*

Built in 2025

## Essential Information

MLS® #	E4426310
Price	\$439,998
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,233
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	3 Storey
Status	Active

### **Community Information**

Address	5117 River's Edge Way
Area	Edmonton
Subdivision	River's Edge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3B6

### **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	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, 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	March 18th, 2025
-------------	------------------

Days on Market 18

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 April 5th, 2025 at 5:32pm MDT