

# \$359,998 - 5134 River's Edge Way, Edmonton

MLS® #E4444349

## \$359,998

2 Bedroom, 2.50 Bathroom, 1,173 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 1200 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 move in ready !

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444349  |
| Price      | \$359,998 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                      |
|----------------|----------------------|
| Square Footage | 1,173                |
| 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 142

Zoning Zone 57

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