

# \$609,900 - 22415 90 Avenue, Edmonton

MLS® #E4416919

**\$609,900**

3 Bedroom, 2.50 Bathroom, 1,962 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this beautiful 1,962 Sq Ft 2-storey home, designed for modern living and ultimate comfort! With 3 spacious bedrooms, this home is perfect for families seeking style and functionality. The main floor features a massive chef's kitchen, complete with quartz countertops, built-in oven, microwave, and a large walk-through pantry connected to the mudroom, offering plenty of storage and convenience. The open-to-below great room creates a grand and inviting space, perfect for family gatherings or entertaining guests. The main floor also comes equipped with a den/office, ideal for working from home. Upstairs, you'll find a central bonus room, laundry room for added convenience, and two generously-sized bedrooms. The oversized master bedroom is a true retreat, featuring a walk-in closet and a luxurious 5-piece ensuite with a soaker tub, double sinks, and a separate shower. This home combines practical design with elegant touches, making it the perfect place for your family to grow and thrive!

Built in 2024

## Essential Information

MLS® # E4416919

Price \$609,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,962
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22415 90 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7X1

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Microwave Hood Fan, Oven-Built-In
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Concrete, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	January 2nd, 2025
Days on Market	116
Zoning	Zone 58
HOA Fees Freq.	Annually

BRAMPTON M  
FRONT ATTACHED 24'  
SINGLE FAMILY HOME

1,956 SQ FT  
3 Bedroom  
2.5 Bathrooms



FEATURES

- 2 Storey
- 2nd Floor Laundry
- Quartz Countertops Throughout
- Large Walk-Through Pantry & Mudroom
- Walk-in Closet at Front Entry
- Main Floor Den/Office
- Massive Chefs Kitchen with Built in Oven & Microwave
- 2nd Floor Bonus Room
- Open to Below Great Room
- Oversized Master Bedroom
- 5 Piece Ensuite with Walk-in Closet



MAIN FLOOR  
872 SQ.FT  
(9 FT. CEILINGS)

2ND FLOOR  
1,084 SQ.FT  
(8 FT. CEILINGS)

\*This plan is property of City Homes. All rights reserved, including the right of reproduction in whole or in part. Image shown is an artist rendering, dimensions shown are approximate and are subject to change. Square footage may vary based on elevation. Please consult your City Homes Sales Consultant. Blacklines revised April 23, 2023.

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 28th, 2025 at 10:02am MDT