

Courtesy Of Andy T Huynh Of Exp Realty

# \$612,400 - 22507 90 Avenue, Edmonton

MLS® #E4416910

## \$612,400

3 Bedroom, 2.50 Bathroom, 1,839 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this beautifully designed 1,839 Sq Ft 2-storey home that seamlessly blends style, comfort, and functionality. This home features 3 spacious bedrooms, making it an ideal haven for families. Upon entry, you'll be greeted by a modern walk-through pantry that leads into a spacious, open-concept kitchen, perfect for entertaining and meal preparation. The large windows in the master bedroom flood the room with natural light, creating a bright and serene retreat. Step into the luxurious 5-piece ensuite, complete with double sinks, a soaker tub, and a separate shower, all leading to the expansive walk-in closet. Upstairs, you'll enjoy the added convenience of a 2nd floor laundry room and a cozy bonus room, offering the perfect spot for relaxation or family movie nights. With thoughtful details and spacious living areas, this home offers everything you need for modern living. A must-see for anyone looking to elevate their lifestyle! Approx Spring Possession.

Built in 2024

## Essential Information

MLS® #	E4416910
Price	\$612,400
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,839
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	22507 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 69  
 Zoning Zone 58  
 HOA Fees Freq. Annually

## CASTOR FH

FRONT ATTACHED 22'  
 SINGLE FAMILY HOME

1,856 SQ FT  
 3 Bedroom  
 2.5 Bathrooms



### FEATURES

- 2 Storey
- 2nd Floor Laundry
- Quartz Countertops Throughout
- Walk Through pantry & Mudroom
- Massive Chefs Kitchen with Built in Oven & Microwave
- Second Floor Bonus Room
- Oversized Master Bedroom
- 5 Piece Ensuite
- Large Master Walk-in Closet



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



2ND FLOOR  
 1,097 SQ.FT  
 (8 FT. CEILINGS)



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