

Courtesy Of Andy T Huynh Of Exp Realty

# \$647,000 - 22415 90 Avenue, Edmonton

MLS® #E4416919

## \$647,000

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 \$647,000



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 69  
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)



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Listing information last updated on March 12th, 2025 at 5:47pm MDT