

\$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

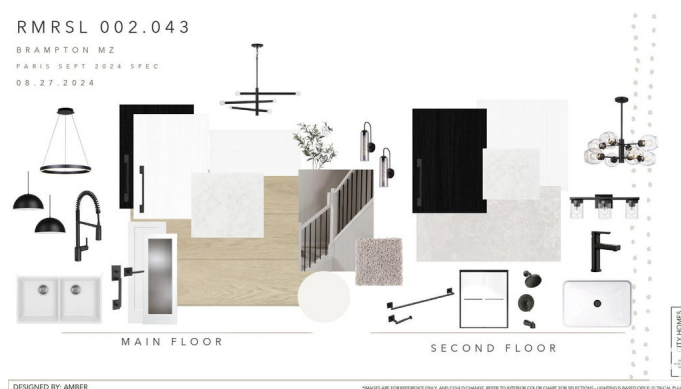
Welcome to this beautiful 1,962 Sq Ft 2-storey home, designed for modern living and ultimate comfort! With 3 spacious bedrooms, this home is perfect for families seeking style and functionality. The main floor features a massive chef's kitchen, complete with quartz countertops, built-in oven, microwave, 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 | 133 |
| 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 13, 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 May 15th, 2025 at 6:02am MDT