

\$569,900 - 22523 87 Avenue, Edmonton

MLS® #E4455735

\$569,900

3 Bedroom, 2.50 Bathroom, 1,856 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to one of City Home's most desirable floorplans, the Castor, in the new and blooming neighbourhood of Rosemont! Enjoy new-build luxury in the 1856 sqr ft two storey home with double attached garage with finishings and style sure to impress. The open-concept main floor features an executive kitchen with built-in cooktop, oven, microwave, walk-through pantry, quartz island, and stylish black fixtures. Upstairs you'll find a central bonus room, full bath, and 3 bedrooms including a spacious primary with 5pc ensuite and walk-in closet. Designed with suite potential in mind, this home includes side entry and a 9' foundation. With over 17k in upgrades to the original spec, this home is sure to be a showstopper! ** Exterior colours may differ from rendering, taxes and HOA TBD. Interior photos are of a similar home & model, and final finishings and colours may vary.

Built in 2025

Essential Information

MLS® #	E4455735
Price	\$569,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,856
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22523 87 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7Y6

Amenities

Amenities	On Street Parking, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, No Back Lane, Not Fenced, Not Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed September 2nd, 2025

Days on Market 64

Zoning Zone 58

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 November 5th, 2025 at 9:32am MST