

Courtesy Of Andy T Huynh Of Exp Realty

# \$584,732 - 22507 90 Avenue, Edmonton

MLS® #E4416910

**\$584,732**

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 \$584,732

Bedrooms 3



RMRSLS 002.041

CASTOR F

PARIS SEPT 2024 SPEC

09.05.2024



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

### Additional Information

Date Listed January 2nd, 2025  
Days on Market 148  
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 i
- 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)

\*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 August 31st, 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 30th, 2025 at 4:47am MDT