

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



DESIGNED BY: AMBER

\*DIMENSIONS ARE FOR REFERENCE ONLY. AND COULD CHANGE. REFER TO INTERIOR COLOR CHART FOR SELECTIONS. \*DIMENSIONS ARE BASED ON ELECTRICAL PLAN.

|                |                        |
|----------------|------------------------|
| 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 125  
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)

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Listing information last updated on May 6th, 2025 at 10:17pm MDT