

Courtesy Of Nicole Bosse Of RE/MAX River City

## \$599,999 - 22372 89 Avenue, Edmonton

MLS® #E4456625

**\$599,999**

3 Bedroom, 2.50 Bathroom, 2,049 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

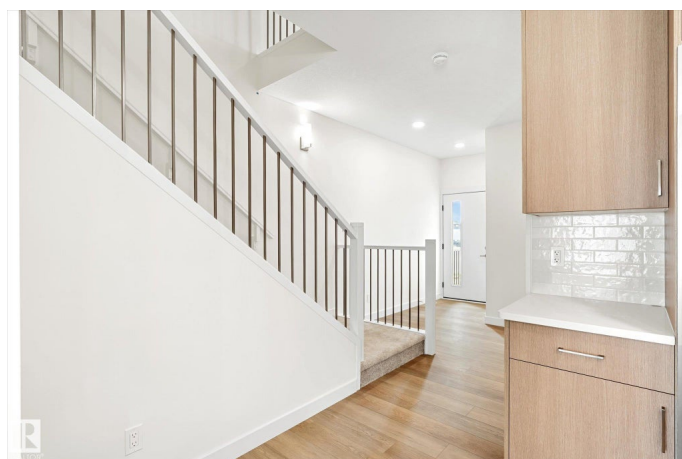
Welcome to the Sicily built by award winning City Homes, in the blooming new west Edmonton community of Rosemont. Located walking distance to the upcoming rec centre, schools, and all amenities, there are so many reasons you will love living here. This brand new home spans over 2000 square ft and is complete with 3 bedrooms, a bonus room, main floor den, and a total of 2.5 bathrooms. Side entry and 9' foundation in the basement make suite potential even easier. You'll be impressed by this home's functional and open layout, especially on the main floor with chef's kitchen and executive level appliances. An important feature of this particular home is the large window in the den, making this space flexible and usable for families and professionals alike. A standout feature among the 3 bedrooms upstairs, is the super spacious primary bedroom with vaulted ceilings, walk in closet, and beautiful 5 pc ensuite. An ideal family home with tasteful upgrades by an exquisite builder AND quick possession - this is it!

Built in 2025

### Essential Information

MLS® # E4456625

Price \$599,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,049                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22372 89 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7X2              |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | On Street Parking, No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4                                                               |
| Parking        | Double Garage Attached                                          |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| 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 7th, 2025 |
| Days on Market | 26                  |
| 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 October 3rd, 2025 at 7:47pm MDT