

Courtesy Of Joe D Esposito Of Century 21 Masters

## **\$634,900 - 22607 90 Avenue, Edmonton**

MLS® #E4459743

### **\$634,900**

3 Bedroom, 3.00 Bathroom, 2,279 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the modified Evan, boasting 2,270 sq. ft. of thoughtfully designed living space & ideal backing SW on Greenspace. Versatile layout adapts seamlessly to your lifestyle, whether accommodating guests, office, or multi-generational living. Main floor bdrm with full bathroom, & a convenient side entrance that enhances potential for basement suite. Open-concept main floor where the kitchen shines with a large island, quartz countertops, & a walk-through pantry adjacent to the mudroom. This culinary space overlooks the dining nook & spacious great room, making it ideal for entertaining. Upper level opens to vaulted bonus room perfect for relaxing/play area. Primary suite is designed for rejuvenation, featuring a walk-in closet, spa-inspired ensuite with dual sinks, drop-in tub, & separate shower. Two more bdrms, each with walk-in closets, full bath, upstairs laundry. With 9' main & basement get that airy open feeling. Convenient access to amenities, schools, parks, & the nearby Lewis Farms Rec Centre!

Built in 2025

### **Essential Information**

MLS® # E4459743

Price \$634,900



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$8                    |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,279                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22607 90 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7X1              |

### Amenities

|                |                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                        |
| Parking        | Double Garage Attached                                                                                                   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan                  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Stone, Vinyl                     |
| Foundation        | Concrete Perimeter                     |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | David Thomas King |
| Middle     | David Thomas King |
| High       | Oscar Romero      |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 58              |
| HOA Fees       | 250                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on October 1st, 2025 at 9:03am MDT