

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

*IMAGES ARE FOR REFERENCE ONLY. AND COULD CHANGE. REFER TO INTERIOR COLOR CHART FOR SELECTIONS. *LIGHTING IS BASED OFF 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 | 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 165
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 June 15th, 2025 at 10:02pm MDT