

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. \*DIMENSIONS BASED OFF ELECTRICAL PLAN.

ITTY PICKS

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 93  
 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
- 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. Blueprints revised August 31st, 2021.

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 April 5th, 2025 at 6:17pm MDT