\$634,900 - 22607 90 Avenue, Edmonton

MLS® #E4459743

\$634,900

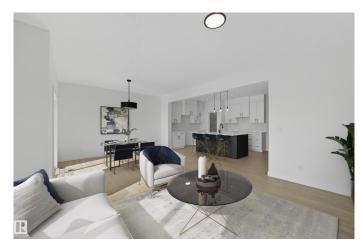
3 Bedroom, 3.00 Bathroom, 2,279 sqft Single Family on 0.00 Acres

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 BEDROOM 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-THRU MUDROOM 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 WALKIN 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 20

Zoning Zone 58

HOA Fees 250

HOA Fees Freq. Annually

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Listing information last updated on October 16th, 2025 at 12:17pm MDT