

Courtesy Of Jeff D Jackson Of Bode

\$633,154 - 22615 90 Avenue, Edmonton

MLS® #E4426666

\$633,154

3 Bedroom, 2.50 Bathroom, 1,965 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Step into the Aera model, a home designed for both style & functionality. A spacious foyer welcomes you, setting the stage for the open, airy layout. For added convenience, the mudroom off the garage provides a seamless entry, complete with a nearby half bath. At the heart of the home, the well-appointed kitchen features a corner pantry & a flush eating ledge, offering both practicality & modern appeal. The oversized dining nook provides plenty of space for family meals and entertaining, while the open-concept great room is perfect for gathering. A striking open-to-above stairwell enhances the sense of space and natural light. A private side entrance adds flexibility, making future development a breeze. Upstairs, a central laundry room and spacious bonus room create a functional space for relaxation. The private primary bedroom boasts a generous walk-in closet and a spa-like ensuite with double sinks, a drop-in tub, and a separate shower for the ultimate retreat. Photos representative.

Built in 2025

Essential Information

MLS® # E4426666

Price \$633,154

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,965 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 22615 90 Avenue |
| Area | Edmonton |
| Subdivision | Rosenthal (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 6Z9 |

Amenities

| | |
|----------------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | None |
| 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, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 31 |
| 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 April 20th, 2025 at 11:17am MDT