

## \$614,900 - 22607 90 Avenue, Edmonton

MLS® #E4459743

**\$614,900**

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          | \$614,900              |
| 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 | 39                   |
| Zoning         | Zone 58              |
| HOA Fees       | 250                  |
| HOA Fees Freq. | Annually             |

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 November 4th, 2025 at 4:17am MST