

## \$609,900 - 22415 90 Avenue, Edmonton

MLS® #E4416919

**\$609,900**

3 Bedroom, 2.50 Bathroom, 1,962 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this beautiful 1,962 Sq Ft 2-storey home, designed for modern living and ultimate comfort! With 3 spacious bedrooms, this home is perfect for families seeking style and functionality. The main floor features a massive chef's kitchen, complete with quartz countertops, built-in oven, microwave, and a large walk-through pantry connected to the mudroom, offering plenty of storage and convenience. The open-to-below great room creates a grand and inviting space, perfect for family gatherings or entertaining guests. The main floor also comes equipped with a den/office, ideal for working from home. Upstairs, you'll find a central bonus room, laundry room for added convenience, and two generously-sized bedrooms. The oversized master bedroom is a true retreat, featuring a walk-in closet and a luxurious 5-piece ensuite with a soaker tub, double sinks, and a separate shower. This home combines practical design with elegant touches, making it the perfect place for your family to grow and thrive!

Built in 2024

### Essential Information

MLS® # E4416919

Price \$609,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,962                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22415 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 | 118               |
| Zoning         | Zone 58           |
| HOA Fees Freq. | Annually          |

BRAMPTON M  
FRONT ATTACHED 24'  
SINGLE FAMILY HOME

1,956 SQ FT  
3 Bedroom  
2.5 Bathrooms



FEATURES

- 2 Storey
- 2nd Floor Laundry
- Quartz Countertops Throughout
- Large Walk-Through Pantry & Mudroom
- Walk-in Closet at Front Entry
- Main Floor Den/Office
- Massive Chefs Kitchen with Built in Oven & Microwave
- 2nd Floor Bonus Room
- Open to Below Great Room
- Oversized Master Bedroom
- 5 Piece Ensuite with Walk-in Closet



MAIN FLOOR  
872 SQ.FT  
(9 FT. CEILINGS)

2ND FLOOR  
1,084 SQ.FT  
(8 FT. CEILINGS)

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Listing information last updated on April 29th, 2025 at 10:32pm MDT