

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

*DIMENSIONS ARE FOR REFERENCE ONLY. AND COULD CHANGE. REFER TO INTERIOR COLOR CHART FOR SELECTIONS. *DIMENSIONS ARE BASED ON ELECTRICAL PLAN.

| | |
|----------------|------------------------|
| 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 130
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 i
- 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)

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