

Courtesy Of Jeff D Jackson Of Bode

\$619,900 - 22615 90 Avenue, Edmonton

MLS® #E4426666

\$619,900

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 are representative.

Built in 2025

Essential Information

MLS® # E4426666

Price \$619,900

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	89
Zoning	Zone 58

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Listing information last updated on June 17th, 2025 at 1:02am MDT