

\$634,900 - 22607 90 Avenue, Edmonton

MLS® #E4459743

\$634,900

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!



Price	\$634,900
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	23
Zoning	Zone 58
HOA Fees	250
HOA Fees Freq.	Annually

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Listing information last updated on October 19th, 2025 at 4:17am MDT