

## \$599,900 - 22635 90 Avenue, Edmonton

MLS® #E4441804

**\$599,900**

3 Bedroom, 2.50 Bathroom, 2,051 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the beautiful Sicily model by award-winning City Homes! Located in Rosemont, near the future rec centre, schools, amenities including Costco, and with quick access to the Whitemud & Anthony Henday. This 2000+ sq ft home is complete with a double attached garage and side entry to the basement with 9' foundation – perfect for future suite potential. Step inside to find stylish finishings and an open-concept main floor centered around the executive kitchen with gallery-style fridge/freezer, built-in microwave & oven, cooktop, and granite counters. The main level also features a flex room perfect for an office, plus pantry and 2pc bathroom. Upstairs is a bonus room, laundry, main bath, and 3 bedrooms including a spacious vaulted ceiling primary retreat with walk-in closet and a 5pc ensuite with soaker tub – this suite is sure to impress. This brand-new home is move-in ready with quick possession available!

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441804  |
| Price      | \$599,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,051                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22635 90 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7X1              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Freezer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Golf Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 11th, 2025

Days on Market                7

Zoning                            Zone 58

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Listing information last updated on June 18th, 2025 at 5:02pm MDT