

Courtesy Of Nicole Bosse Of RE/MAX River City

\$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 52
Zoning Zone 58

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