

## **\$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                4  
Zoning                              Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on June 15th, 2025 at 6:47pm MDT