

Courtesy Of Jeff D Jackson Of Bode

## \$633,154 - 22615 90 Avenue, Edmonton

MLS® #E4426666

**\$633,154**

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 representative.

Built in 2025

### Essential Information

MLS® # E4426666

Price \$633,154

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	32
Zoning	Zone 58

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