\$489,900 - 22612 88 Avenue, Edmonton

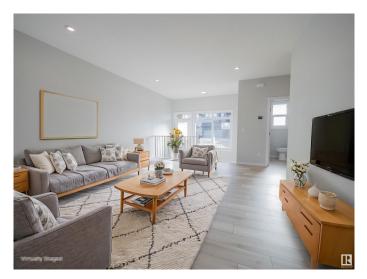
MLS® #E4423864

\$489,900

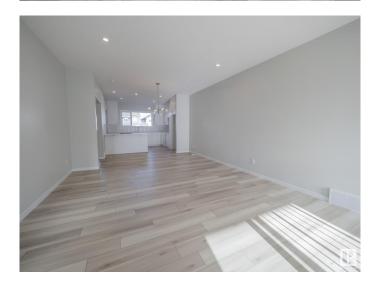
3 Bedroom, 2.50 Bathroom, 1,633 sqft Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Experience the lifestyle you've been dreaming of in a brand-new Impact home w/ SEPARATE ENTRANCE! The 9' ceilings on the main floor welcomes you w/ an expansive open concept kitchen boasting ceramic tile backsplash, elegant quartz countertops, and beautifully upgraded cabinets. This main level also features a spacious living and dining area, along with a convenient half bath and mudroom. Ascending the stairs to the upper level, you'll discover the primary bedroom, complete with a luxurious 5-piece ensuite and a generous walk-in closet. Additionally, the upper floor offers two more bedrooms, a convenient upstairs laundry room, and a well-appointed main bathroom. Every Impact Home is built with meticulous care and craftsmanship, and to provide you with peace of mind, all our homes are covered by the Alberta New Home Warranty Program. Home is under construction, photos are not of actual home, some finishings may vary, some photos are virtually staged. There is NOT a fireplace







Built in 2025

Essential Information

| MLS® # | E4423864 |
|----------|-----------|
| Price | \$489,900 |
| Bedrooms | 3 |

| Bathrooms | 2.50 |
|----------------|------------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,633 |
| Acres | 0.00 |
| Year Built | 2025 |
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 22612 88 Avenue |
|-------------|----------------------|
| Area | Edmonton |
| Subdivision | Rosenthal (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 7W8 |

Amenities

| Amenities | Carbon | Monoxide | Detectors, | Ceiling | 9 | ft., | Detectors | Smoke, |
|-----------|--|------------|------------|---------|---|------|-----------|--------|
| | Smart/Program. Thermostat, Vinyl Windows, HRV System | | | | | | | |
| Parking | Parking I | Pad Cement | /Paved | | | | | |

Interior

| Interior Features | ensuite bathroom |
|-------------------|---------------------------|
| Appliances | None |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| Exterior | Wood, Vinyl |
|-------------------|---|
| Exterior Features | Back Lane, Playground Nearby, Public Transportation |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| Date Listed | March 4th, 2025 |
|----------------|-----------------|
| Days on Market | 153 |
| Zoning | Zone 58 |
| HOA Fees | 150 |
| HOA Fees Freq. | Annually |

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 August 4th, 2025 at 12:17am MDT