# \$550,000 - 22403 90 Avenue, Edmonton

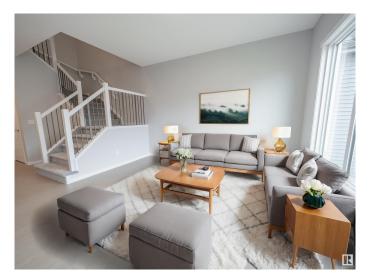
MLS® #E4423872

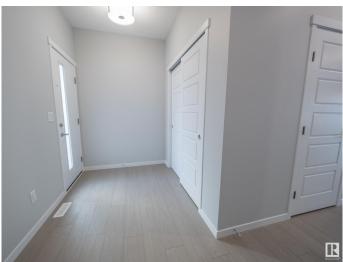
#### \$550,000

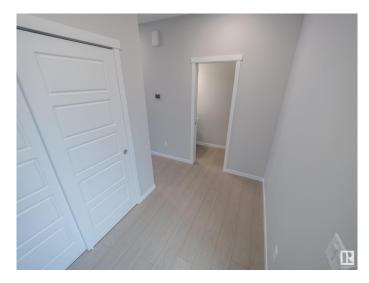
3 Bedroom, 2.50 Bathroom, 1,689 sqft Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Discover Unmatched Luxury in This Stunning Coventry Home w/ SEPARATE ENTRANCE! Step into sophisticated living w/ this beautifully designed home, where 9' ceilings on the main floor create an open, airy ambiance. The gourmet kitchen is a chef's dream, w/ elegant cabinetry, quartz counters, & a spacious pantry. Flowing seamlessly from the kitchen, the Great Room & dining area provide the perfect setting for both entertaining & everyday comfort. A stylish half bath completes the main level. Upstairs, retreat to the luxurious primary suite, w/ a spa-inspired 4pc ensuite w/ dual sinks, walk-in shower, & walk-in closet. Two additional bedrooms, main bath, bonus room & laundry make daily living effortless. Built w/ exceptional craftsmanship & attention to detail, this Coventry home is backed 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\*







Built in 2024

#### **Essential Information**

| MLS® #    | E4423872  |
|-----------|-----------|
| Price     | \$550,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

| Full Baths     | 2                      |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,689                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |
|                |                        |

## **Community Information**

| Address     | 22403 90 Avenue      |
|-------------|----------------------|
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7X2              |

## Amenities

| Amenities | Carbon                                               | Monoxide     | Detectors, | Ceiling | 9 | ft., | Detectors | Smoke, |
|-----------|------------------------------------------------------|--------------|------------|---------|---|------|-----------|--------|
|           | Smart/Program. Thermostat, Vinyl Windows, HRV System |              |            |         |   |      |           |        |
| Parking   | Double C                                             | Garage Attac | hed        |         |   |      |           |        |

#### Interior

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

### Exterior

| Exterior          | Wood, Stone, Vinyl                                                 |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stone, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                                 |

## **Additional Information**

| Date Listed    | March 4th, 2025 |
|----------------|-----------------|
| Days on Market | 104             |
| 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 June 16th, 2025 at 4:47am MDT