# \$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\*



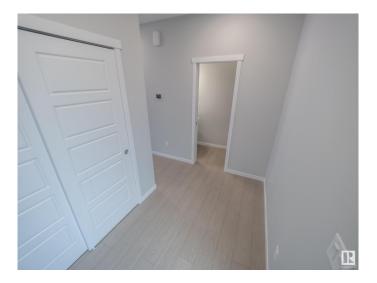
## **Essential Information**

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

Type 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 Garage Attached

## 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 6:47pm MDT