

Courtesy Of David Lofthaug Of Bode

# \$639,900 - 22607 90 Avenue, Edmonton

MLS® #E4452418

**\$639,900**

4 Bedroom, 3.00 Bathroom, 2,221 sqft  
Single Family on 0.00 Acres

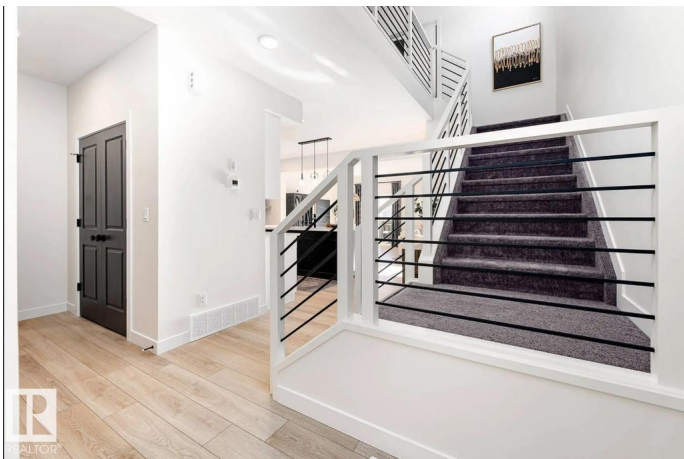
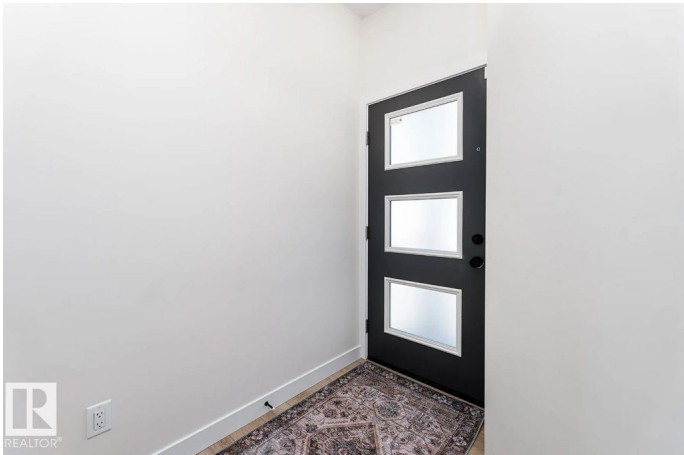
Rosenthal (Edmonton), Edmonton, AB

Quick possession listed by the show home â€” available now in Rosemont. The Evan model offers 2,220 sq ft with 3 bedrooms up, 1 on the main floor, 3 bathrooms, and a central bonus room, delivering a well-planned layout ideal for modern living. Built on a 9-foot foundation with a side entrance, this home offers flexibility for future development possibilities. The main floorâ€™s open-concept design connects living, dining, and kitchen areas for effortless flow, perfect for family life and entertaining. Located in Rosemont, a growing community with convenient access to amenities, schools, and parks. Built with San Rufo Homesâ€™ renowned craftsmanship and attention to detail. Photos are representative.

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4452418      |
| Price          | \$639,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,221         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22607 90 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7X1              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None, See Remarks         |
| 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, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Stone, Vinyl                     |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 58           |

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Listing information last updated on August 20th, 2025 at 8:47am MDT