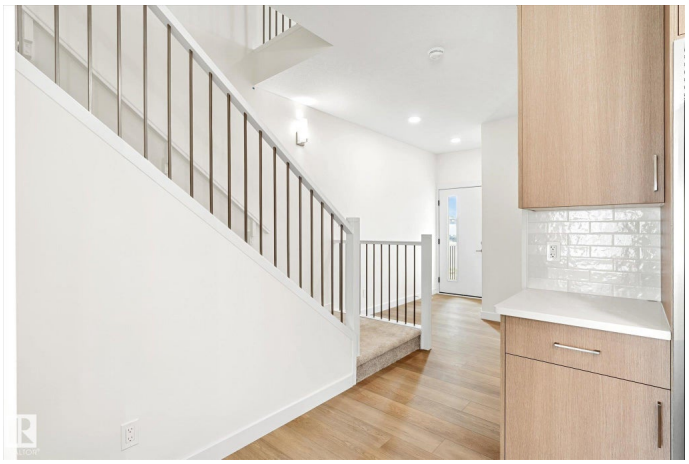
Courtesy Of Nicole Bosse Of RE/MAX River City

$599,999 - 22372 89 Avenue, Edmonton

MLS® #E4456625

$599,999
3 Bedroom, 2.50 Bathroom, 2,049 sqft
Single Family on 0.00 Acres



Rosenthal (Edmonton), Edmonton, AB

Welcome to the Sicily built by award winning City Homes, in the blooming new west Edmonton community of Rosemont. Located walking distance to the upcoming rec centre, schools, and all amenities, there are so many reasons you will love living here. This brand new home spans over 2000 square ft and is complete with 3 bedrooms, a bonus room, main floor den, and a total of 2.5 bathrooms. Side entry and 9' foundation in the basement make suite potential even easier. You'll be impressed by this home's functional and open layout, especially on the main floor with chef's kitchen and executive level appliances. An important feature of this particular home is the large window in the den, making this space flexible and usable for families and professionals alike. A standout feature among the 3 bedrooms upstairs, is the super spacious primary bedroom with vaulted ceilings, walk in closet, and beautiful 5 pc ensuite. An ideal family home with tasteful upgrades by an exquisite builder AND quick possession - this is it!

Built in 2025

Essential Information

MLS® #	E4456625
Price	$599,999

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,049
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22372 89 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7X2

Amenities

Amenities	On Street Parking, No Animal Home, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, No Back Lane, Not Fenced, Not Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 7th, 2025
Days on Market	39
Zoning	Zone 58

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Listing information last updated on October 15th, 2025 at 11:02pm MDT