

# \$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 chefâ€™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                   |
| 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        |

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