

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

MLS® #E4445259

**\$550,000**

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

Rosenthal (Edmonton), Edmonton, AB

Experience elevated living in this stunning Coventry home with SEPARATE ENTRANCE! Step inside to 9â€™™ ceilings and a layout designed for both style and function. The chef-inspired kitchen features elegant cabinetry, quartz countertops, and a walkthrough pantryâ€™all flowing into the dining area and Great Room, perfect for entertaining or everyday comfort. A sleek half bath completes the main floor. Upstairs, the primary suite offers a private retreat with a spa-like 4pc ensuite including dual sinks, walk-in shower, and walk-in closet. Two additional bedrooms, a full bath, versatile bonus room, and upstairs laundry complete the upper level. Built with exceptional craftsmanship and attention to detail, this Coventry home also comes backed by the Alberta New Home Warranty Program. \*some photos are virtually staged\*

Built in 2024

## Essential Information

MLS® #	E4445259
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	July 2nd, 2025
Days on Market	2

Zoning	Zone 58
HOA Fees	150
HOA Fees Freq.	Annually

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Listing information last updated on July 4th, 2025 at 9:18am MDT