

# \$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 | 1              |

|                |          |
|----------------|----------|
| Zoning         | Zone 58  |
| HOA Fees       | 150      |
| HOA Fees Freq. | Annually |

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Listing information last updated on July 3rd, 2025 at 11:48am MDT