

Courtesy Of Nicole Bosse Of RE/MAX River City

# **\$619,832 - 22607 89 Avenue, Edmonton**

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MLS® #E4460347

**\$619,832**

3 Bedroom, 3.00 Bathroom, 2,012 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the Brampton by award winning builder, City Homes. Situated in a quiet cul-de-sac in the blooming new community of Rosemont which will be walking distance from the future rec centre! This home boasts almost 2000 sqr ft and is sure to impress with over 40k in upgrades. The main floor features a den off the front entry (or maybe a bedroom if needed!) and leads into the stunning open to below main living space with impressive kitchen, dining area, and walk through pantry to the back mudroom and double attached garage. The bathroom on this floor is has a shower too! The gorgeous living room also has an electric fireplace to keep you warm in the winter. Features not to be missed are high cabinets, quartz countertops throughout, black fixtures, metal spindle railings, and 200amp power... just to name a few. Upstairs is perfectly appointed with bonus room, main bathroom, spacious laundry room, and 3 bedrooms including the primary with walk in closet and ensuite. The perfect family home awaits!



Built in 2025

## **Essential Information**

MLS® # E4460347

Price \$619,832

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,012                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22607 89 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7W8              |

### 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                                             |
| Fireplace         | Yes                                                                   |
| Fireplaces        | See Remarks                                                           |
| 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    | October 1st, 2025 |
| Days on Market | 17                |
| Zoning         | Zone 58           |

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Listing information last updated on October 17th, 2025 at 10:47pm MDT