

Courtesy Of Nicole Bosse Of RE/MAX River City

\$619,832 - 22607 89 Avenue, Edmonton

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	23
Zoning	Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 23rd, 2025 at 11:47pm MDT