

Courtesy Of Jeff D Jackson Of Bode

\$634,900 - 22611 90 Avenue, Edmonton

MLS® #E4426536

\$634,900

3 Bedroom, 2.50 Bathroom, 2,307 sqft
Single Family on 0.00 Acres

Alces, Edmonton, AB

The Julianna model seamlessly blends style, functionality, and modern comfort. Designed for everyday convenience, the main floor features a versatile den, a spacious central kitchen with a large island, and a warm, inviting great room complete with a cozy fireplace. A walk-through pantry and generous mudroom simplify daily routines, keeping everything organized and within reach. Upstairs, the sunken bonus room with vaulted ceilings creates a stunning space for family gatherings, while the luxurious primary bedroom offers a spa-inspired ensuite with double sinks, a freestanding tub, and direct access to the laundry room from the walk-in closet. A private side entrance adds flexibility, and sliding patio doors extend the living space outdoors, making the Julianna model the perfect home for families seeking both elegance and efficiency. Photos are representative

Built in 2025

Essential Information

| | |
|------------|-----------|
| MLS® # | E4426536 |
| Price | \$634,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 2,307 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 22611 90 Avenue |
| Area | Edmonton |
| Subdivision | Alces |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 6Z9 |

Amenities

| | |
|----------------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | None |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | None |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed March 20th, 2025
Days on Market 43
Zoning Zone 53

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Listing information last updated on May 2nd, 2025 at 12:47pm MDT