

\$624,900 - 22371 89 Avenue, Edmonton

MLS® #E4441725

\$624,900

3 Bedroom, 2.50 Bathroom, 2,042 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the stunning Abbotsford model by award-winning City Homes! Located in a cul-de-sac in Rosemont, near the future rec centre, schools, amenities including Costco, and with quick access to the Whitemud & Anthony Henday. This 2000+ sq ft home is complete with a double attached garage and side entry to the basement with 9' foundation and rough-ins—perfect for future suite potential. Step inside to find stylish finishings and an open-concept main floor centered around the executive kitchen with gallery-style fridge/freezer, built-in microwave & oven, cooktop, granite counters, and crisp white cabinetry. Large windows, electric fireplace, 2pc bath, and a walkthrough pantry off the mudroom complete the main level. Upstairs features a bonus room, laundry, main bath, and 3 bedrooms including a spacious primary retreat with walk-in closet and a dreamy 5pc ensuite with freestanding soaker tub. This brand-new home is move-in ready with quick possession available!

Built in 2025

Essential Information

MLS® # E4441725

Price \$624,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,042
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22371 89 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7X2

Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, See Remarks, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Cul-De-Sac, Golf Nearby, No Through Road, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 11th, 2025
Days on Market	5
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 June 16th, 2025 at 11:32am MDT