

\$599,900 - 22371 89 Avenue, Edmonton

MLS® #E4441725

\$599,900

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 \$599,900

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 | 64 |
| Zoning | Zone 58 |

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