

## \$489,900 - 22612 88 Avenue, Edmonton

MLS® #E4423864

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,633 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Experience the lifestyle you've been dreaming of in a brand-new Impact home w/ SEPARATE ENTRANCE! The 9' ceilings on the main floor welcomes you w/ an expansive open concept kitchen boasting ceramic tile backsplash, elegant quartz countertops, and beautifully upgraded cabinets. This main level also features a spacious living and dining area, along with a convenient half bath and mudroom. Ascending the stairs to the upper level, you'll discover the primary bedroom, complete with a luxurious 5-piece ensuite and a generous walk-in closet. Additionally, the upper floor offers two more bedrooms, a convenient upstairs laundry room, and a well-appointed main bathroom. Every Impact Home is built with meticulous care and craftsmanship, and to provide you with peace of mind, all our homes are covered by the Alberta New Home Warranty Program. Home is under construction, photos are not of actual home, some finishings may vary, some photos are virtually staged. There is NOT a fireplace

Built in 2025

### Essential Information

MLS® # E4423864

Price \$489,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,633                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22612 88 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7W8              |

### Amenities

|           |                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking   | Parking Pad Cement/Paved                                                                                        |

### Interior

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

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Vinyl                                         |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Vinyl                                         |
| Foundation        | Concrete Perimeter                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 182             |
| Zoning         | Zone 58         |
| HOA Fees       | 150             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on September 2nd, 2025 at 2:17am MDT