

Courtesy Of Jeff D Jackson Of Bode

# \$644,354 - 22611 90 Avenue, Edmonton

MLS® #E4426536

**\$644,354**

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	\$644,354
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 15

Zoning Zone 53

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 April 4th, 2025 at 9:47am MDT