

## \$569,900 - 22523 87 Avenue, Edmonton

MLS® #E4455735

**\$569,900**

3 Bedroom, 2.50 Bathroom, 1,856 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to one of City Home's most desirable floorplans, the Castor, in the new and blooming neighbourhood of Rosemont! Enjoy new-build luxury in the 1856 sqr ft two storey home with double attached garage with finishings and style sure to impress. The open-concept main floor features an executive kitchen with built-in cooktop, oven, microwave, walk-through pantry, quartz island, and stylish black fixtures. Upstairs you'll find a central bonus room, full bath, and 3 bedrooms including a spacious primary with 5pc ensuite and walk-in closet. Designed with suite potential in mind, this home includes side entry and a 9' foundation. With over 17k in upgrades to the original spec, this home is sure to be a showstopper! \*\* Exterior colours may differ from rendering, taxes and HOA TBD. Interior photos are of a similar home & model, and final finishings and colours may vary.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455735  |
| Price      | \$569,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,856                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22523 87 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7Y6              |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | On Street Parking, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached                                          |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                          |
| Exterior Features | Flat Site, Golf Nearby, No Back Lane, Not Fenced, Not Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                   |

### Additional Information

Date Listed September 2nd, 2025

Days on Market 63

Zoning Zone 58

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Listing information last updated on November 4th, 2025 at 8:02pm MST