

# \$649,900 - 22392 88 Avenue, Edmonton

MLS® #E4444781

## \$649,900

5 Bedroom, 3.50 Bathroom, 1,711 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Jayman BUILT's 'Opus' showhome in Rosemont is now being offered for sale with our exclusive "Leaseback" program - buy at todays price and earn money every month the showhome remains open. Featuring Jayman's Core Performance features - SOLAR, triple pane windows, high efficiency furnace & HRV, SMART HOME technology and tankless hot water system. This home also offers a two bedroom LEGAL SUITE with side entrance. The main floor has 9' ceilings, a den/flex room; large great room & dining areas. The kitchen is designed for convenience with island, pantry & quartz counter tops. The second floor has a large primary suite with walk-in closet & full ensuite bath. Stacking laundry closet, Bonus family room, 2 more bedrooms & a second full bath finish this level. The lower level suite has two bedrooms, a full bath, kitchen and living room . Includes all appliances, front landscaping, deck and powered parking pad.

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444781  |
| Price      | \$649,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,711                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22392 88 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7W6              |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck |
| Parking Spaces | 2                                    |
| Parking        | Parking Pad Cement/Paved             |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                             |
| Stories           | 3                                                                     |
| Has Suite         | Yes                                                                   |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Finished                                                        |

### Exterior

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

**Additional Information**

Date Listed                June 27th, 2025  
Days on Market        4  
Zoning                    Zone 58

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