

## \$625,000 - 21707 85 Avenue, Edmonton

MLS® #E4430439

**\$625,000**

3 Bedroom, 3.50 Bathroom, 1,642 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Discover this exquisite PRE-INSPECTED one-of-a-kind home situated on a LARGE LOT in ROSENTHAL! This property blends a chef-inspired kitchen boasting ample quartz counters & cabinet space, an open layout seamlessly flowing into the dining/living areas, a SUN ROOM, and a gas FIREPLACE & HARDWOOD flooringâ€”perfect for indoor/outdoor entertaining. The main floor also offers a 2-pc bathroom, a laundry closet & access to a double attached garage. Upstairs, enjoy a grand BONUS ROOM, a lavish primary suite featuring a walk-in closet & spa-like 5-PC ensuite with a separate shower & tub. Two additional spacious bedrooms & another bathroom complete the top level. The basement is almost completely finished & offers a REC ROOM, a den, a 4-PC bathroom & a large storage/utility room. Outside, the fully landscaped & fenced LARGE YARD includes a separate covered BBQ area, a veggie garden, gazebo & newly planted trees. Located next to shopping centers, schools, and the upcoming Lewis Farms REC CENTER make this a hidden gem!

Built in 2017

### Essential Information

MLS® # E4430439

Price \$625,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,642
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	21707 85 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 1K7

### Amenities

Amenities	Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Gazebo, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Sunroom, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	82
Zoning	Zone 58
HOA Fees	105
HOA Fees Freq.	Annually

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 July 2nd, 2025 at 8:03am MDT