

\$479,900 - 22108 85 Avenue, Edmonton

MLS® #E4434524

\$479,900

3 Bedroom, 2.50 Bathroom, 901 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

This stylish, energy-efficient south-facing bi-level is located in Edmonton's sought-after Rosenthal neighborhood, known for its scenic walking trails, playgrounds, and vibrant community feel. A new high school and recreation center are planned nearby, adding even more convenience and value to this growing area. Inside, the home offers bright, modern living with vaulted ceilings and triple-pane windows. The upgraded kitchen features quartz countertops, 36" upper cabinets, stainless steel appliances, island, and a corner pantry. The open main floor includes a spacious living area, front closet, guest half bath, stacked front-loading laundry, and a primary bedroom with a walk-in closet and 4-piece ensuite. Downstairs boasts 9' ceilings, two large bedrooms with double-shelf closets, a family room, and a finished wet bar—ideal for entertaining. Additional highlights include a separate rear entrance, ICF foundation, high-efficiency furnace, HRV system, central A/C, water softener, and a double garage with loft

Built in 2019

Essential Information

MLS® # E4434524

Price \$479,900



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 901 |
| Acres | 0.00 |
| Year Built | 2019 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 22108 85 Avenue |
| Area | Edmonton |
| Subdivision | Rosenthal (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 7E4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Air Conditioner |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 5th, 2025 |
| Days on Market | 8 |
| Zoning | Zone 58 |
| HOA Fees | 115.5 |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 14th, 2025 at 6:47am MDT