

Courtesy Of Nadir Yegani Of Century 21 Leading

## **\$574,900 - 22143 80 Avenue, Edmonton**

MLS® #E4438767

**\$574,900**

3 Bedroom, 2.50 Bathroom, 1,918 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

GORGEOUS HOME AT THE MOST DESIRABLE ROSENTHAL WITH SEPARATE SIDE ENTRANCE TO THE BASEMENT, BACKING TO THE GREEN SPACE. THE MAIN FLOOR OFFERS SPACIOUS FRONT ENTRANCE, LARGE KITCHEN WITH WALK-IN PANTRY, UPGRADED STAINLESS STEEL APPLIANCES, TILE BACKSPLASH, QUARTZ COUNTERS AND HUGE ISLAND WITH PENDANT LIGHTS, LOADS OF PREMIUM CABINETS. OPEN CONCEPT WITH SPACIOUS AND BRIGHT LIVING ROOM WITH GLASS LINEAR FIREPLACE AND DINING AREA. UPPER LEVEL HAS A BONUS ROOM, LARGE MASTER WITH WALK-IN CLOSET, MASSIVE ENSUITE BATHROOM WITH DOUBLE SINKS, SEPARATE TUB/SHOWER. 2 ADDITIONAL GOOD SIZE BEDROOMS, 4 PCS BATHROOM AND LAUNDRY ROOM. THE BACKYARD IS FULLY LANDSCAPED WITH A HUGE DECK, MAINTENANCE FREE ARTIFICIAL GRASS AND ROCK GARDEN. CUSTOM BLINDS THROUGHOUT. THIS LOVELY HOME IS LOCATED MINUTES FROM SCHOOLS, SHOPPING, PLAYGROUND, WALKING TRAILS AND MAJOR HIGHWAYS.

Built in 2021

### **Essential Information**



MLS® #	E4438767
Price	\$574,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,918
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22143 80 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4S2

### Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 24th, 2025
Days on Market	85
Zoning	Zone 58
HOA Fees	115
HOA Fees Freq.	Annually

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