

# **\$668,888 - 22223 80 Avenue, Edmonton**

MLS® #E4440490

**\$668,888**

3 Bedroom, 2.50 Bathroom, 2,011 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this Pacesetter "Newcastle" home located in Rosenthal, where families enjoy the community splash park, endless walking trails, beautiful ponds throughout the neighbourhood and a future school is planned. This home is on a traditional lot (Yes! Not a Zero Lot Line) & backs green space allowing privacy with plentiful views. As you enter the home, the office meets you to the left, the great room with soaring open to above ceilings straight ahead and a functional kitchen with an oversized island, a flush eating bar, quartz countertops and an easy to clean under mount sink. Enjoy convenience from the garage (that can fit a truck) to the kitchen with a walkthrough pantry. The mudroom & a 2pc powder room completes the main floor. Upstairs the primary retreat has a large spacious walk in closet and a 4pc en-suite. The second floor also includes 2 more bedrooms, a 4pc bathroom and a bonus room. The basement has a separate entrance ready making it ready for a future legal suite. Don't miss out!

Built in 2024

## **Essential Information**

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Price \$668,888



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,011
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22223 80 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H9

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public

	Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	12
Zoning	Zone 58
HOA Fees	105
HOA Fees Freq.	Annually

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