

# **\$649,999 - 22223 80 Avenue, Edmonton**

MLS® #E4422169

**\$649,999**

3 Bedroom, 2.50 Bathroom, 2,011 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this amazing home located in of Rosenthal! It backs green space and is just steps to walking trails and a future school to be located right beside the splash park/playground. As you enter the home you are greeted by luxury vinyl plank flooring throughout. A den meets you to the left, the great room with soaring open to above ceilings straight ahead and a functional, kitchen and breakfast nook across from the great room. Your beautiful kitchen features tile back splash, an oversized island (every baker's dream), a flush eating bar, quartz countertops and an easy to clean under mount sink. Enjoy convenience from the garage to the kitchen with a walkthrough pantry. A mudroom & 2 pc powder rm completes the main floor. Upstairs the primary retreat has a large spacious walk in closet and a 4-piece en-suite. The second floor also includes 2 more bedrooms, a 4-piece bathroom and a bonus room. The basement has a separate entrance ready making it ready for a future legal suite.

Built in 2024

## **Essential Information**

MLS® # E4422169

Price \$649,999

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., 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, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 59                  |
| Zoning         | Zone 58             |
| HOA Fees       | 105                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on April 20th, 2025 at 8:32am MDT