

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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Listing information last updated on August 16th, 2025 at 9:47pm MDT