

\$369,888 - 22803 84 Avenue, Edmonton

MLS® #E4460584

\$369,888

2 Bedroom, 2.50 Bathroom, 1,232 sqft
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

NO CONDO FEES! Welcome to this beautiful END UNIT townhome in the desirable community of Rosenthal. The open-concept main floor offers a bright living and dining area, perfect for everyday living or entertaining, while the timeless two tone kitchen opens to a private balcony—great for morning coffee or evening relaxation. Upstairs, you’ll find two spacious bedrooms, each with its own full bathroom, including a primary suite with ensuite. The entry level adds extra versatility with a bonus room complete with closet, ideal as a third bedroom, office, or flex space, plus a convenient half bath. Enjoy the oversized single attached garage, a charming front yard for your garden or flower bed, and an excellent location close to Costco, shopping, schools, parks, and all amenities. This move-in ready Rosenthal gem is the perfect starter home or downsizing option—don’t miss your chance to make it yours!

Built in 2023

Essential Information

MLS® #	E4460584
Price	\$369,888
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,232
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

Community Information

Address	22803 84 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4B4

Amenities

Amenities	On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Vinyl Windows, HRV System
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 2nd, 2025
Days on Market	17
Zoning	Zone 58
HOA Fees	102
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 19th, 2025 at 3:47pm MDT