# \$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.

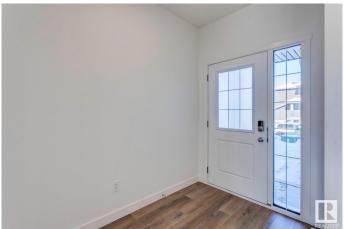


## **Essential Information**

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 58

Zoning Zone 58

HOA Fees 105

HOA Fees Freq. Annually

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