

# **\$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	60
Zoning	Zone 58
HOA Fees	105
HOA Fees Freq.	Annually

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