

# \$629,900 - 22651 80 Avenue, Edmonton

MLS® #E4426946

## \$629,900

3 Bedroom, 2.50 Bathroom, 2,239 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

STUNNING CANTIRO BUILT ROSENTHAL HOME BACKING GREENSPACE! Close to scenic walking trails, minutes from schools, splash park, & playground! Step inside where the natural light floods the open-concept living space, creating a bright & airy atmosphere. The beautifully designed kitchen is a dream for any home chef, featuring quartz countertops, sleek appliances & an oversized eat-up island. Plus, the convenient walkthrough pantry! The spacious family and dining room is perfect for relaxing or entertaining. Upstairs, the primary retreat boasts a generous walk-in closet & a private 5-piece ensuite. 2 more bdrms, a full bath, & a versatile bonus room complete the upper level. Perfect for a growing family. Feat automatic blinds throughout, 9 Ft ceilings, a/c, upper floor laundry & a separate entrance, this home has it all. Enjoy those summer bbq's as you step into your beautiful private backyard with huge deck and privacy wall backing the beauty of endless greenspace. Don't miss your chance to make it yours!

Built in 2022

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4426946  |
| Price    | \$629,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,239                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 22651 80 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7R8              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Tub, See Remarks |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | LaPerle School       |
| Middle     | Michael Phair School |
| High       | Jasper Place School  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 58          |
| HOA Fees       | 115.5            |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 4th, 2025 at 8:32pm MDT