

## \$599,900 - 22651 80 Avenue, Edmonton

MLS® #E4430518

**\$599,900**

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® #	E4430518
Price	\$599,900
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
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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	April 11th, 2025
Days on Market	5
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually

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