

\$668,888 - 22223 80 Avenue, Edmonton

MLS® #E4440490

\$668,888

3 Bedroom, 2.50 Bathroom, 2,011 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

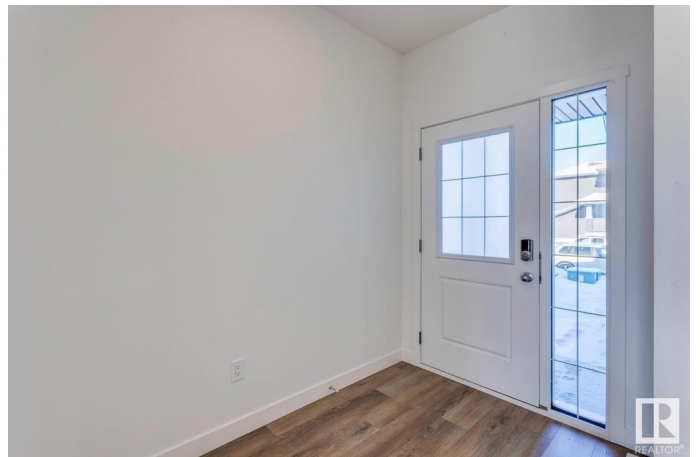
Welcome to this Pacesetter "Newcastle" home located in Rosenthal, where families enjoy the community splash park, endless walking trails, beautiful ponds throughout the neighbourhood and a future school is planned. This home is on a traditional lot (Yes! Not a Zero Lot Line) & backs green space allowing privacy with plentiful views. As you enter the home, the office meets you to the left, the great room with soaring open to above ceilings straight ahead and a functional kitchen with an oversized island, a flush eating bar, quartz countertops and an easy to clean under mount sink. Enjoy convenience from the garage (that can fit a truck) to the kitchen with a walkthrough pantry. The mudroom & a 2pc powder room completes the main floor. Upstairs the primary retreat has a large spacious walk in closet and a 4pc en-suite. The second floor also includes 2 more bedrooms, a 4pc bathroom and a bonus room. The basement has a separate entrance ready making it ready for a future legal suite. Don't miss out!

Built in 2024

Essential Information

MLS® # E4440490

Price \$668,888



| | |
|----------------|------------------------|
| 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., Deck, 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, Refrigerator, Stove-Electric, Washer, Window Coverings, Microwave Hood Fan-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public |

| | |
|--------------|---------------------------------|
| | Transportation, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 12 |
| Zoning | Zone 58 |
| HOA Fees | 105 |
| HOA Fees Freq. | Annually |

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Listing information last updated on June 16th, 2025 at 10:02pm MDT