

## \$479,900 - 22108 85 Avenue, Edmonton

MLS® #E4434524

**\$479,900**

3 Bedroom, 2.50 Bathroom, 901 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

This stylish, energy-efficient south-facing bi-level is located in Edmonton's sought-after Rosenthal neighborhood, known for its scenic walking trails, playgrounds, and vibrant community feel. A new high school and recreation center are planned nearby, adding even more convenience and value to this growing area. Inside, the home offers bright, modern living with vaulted ceilings and triple-pane windows. The upgraded kitchen features quartz countertops, 36" upper cabinets, stainless steel appliances, island, and a corner pantry. The open main floor includes a spacious living area, front closet, guest half bath, stacked front-loading laundry, and a primary bedroom with a walk-in closet and 4-piece ensuite. Downstairs boasts 9' ceilings, two large bedrooms with double-shelf closets, a family room, and a finished wet bar—ideal for entertaining. Additional highlights include a separate rear entrance, ICF foundation, high-efficiency furnace, HRV system, central A/C, water softener, and a double garage with loft

Built in 2019

### Essential Information

MLS® # E4434524

Price \$479,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	901
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	22108 85 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7E4

### Amenities

Amenities	Air Conditioner
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 5th, 2025
Days on Market	10
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually

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