

Courtesy Of Ram S Virk Of Century 21 Leading

\$548,000 - 22830 82a Avenue, Edmonton

MLS® #E4422432

\$548,000

3 Bedroom, 2.50 Bathroom, 1,728 sqft
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Located in the sought-after community of Rosenthal, this 2024 built home has been meticulously maintained and feels brand new! offering 1728 sq ft, 3 Bedrooms, 2 ½ Bath, Den/Flex Room, LARGE windows, luxury vinyl plank flooring & quartz counter tops throughout. The main floor embraces Open Concept living with 9ft ceilings, a pocket den/flex room, large dining nook and a beautiful Chef Inspired Kitchen with a large hosting Island & Stainless appliances. The Upstairs features a large primary suite with 3pc ensuite and a large closet. Followed by 2 bedrooms, Full Bath, linen closet & stacked laundry. Finishing off with a BONUS ROOM. The Basement is a open concept and has a SEPARATE EXTERIOR ENTRANCE *** Perfectly located, it's a 10 minute walk to Rosenthal Spray Park, a 5-minute drive to Lewis Estates Golf Course, with easy access to Whitemud, Anthony Henday, and a variety of shopping amenities!

Built in 2024

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4422432 |
| Price | \$548,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,728 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 22830 82a Avenue |
| Area | Edmonton |
| Subdivision | Rosenthal (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 4H5 |

Amenities

| | |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed February 21st, 2025
Days on Market 47
Zoning Zone 58

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Listing information last updated on April 9th, 2025 at 3:32pm MDT