

## \$560,000 - 21915 80 Avenue, Edmonton

MLS® #E4439528

**\$560,000**

3 Bedroom, 2.50 Bathroom, 1,859 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Nestled in the heart of the sought-after Rosenthal community, this beautifully designed two-storey home offers exceptional space, style, and natural light. Step into a dramatic open-to-above foyer with soaring ceilings, creating a striking first impression and giving the home a grander feel than the square footage suggests. The main floor features rich hardwood and tile, a bright south-facing living room with a gas fireplace, and a stylish kitchen with 40-inch cabinets, quartz countertops, and room for an 8-seat dining table – ideal for entertaining. Upstairs, the serene primary suite boasts a 4-piece ensuite, along with two generously sized bedrooms, a full laundry room, and a bonus room perfect for work or relaxation. Outside, enjoy a sun-drenched, south-facing backyard on one of Rosenthal’s larger lots – perfect for gardening, a play area, or a future deck or gazebo. With comfort, elegance, and added land value, this home presents a rare blend of lifestyle and smart investment.

Built in 2014

### Essential Information

MLS® # E4439528

Price \$560,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,859                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 21915 80 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4S2              |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached  |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Schools, Shopping Nearby |
| Lot Description   | 428.93   |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 36             |
| Zoning         | Zone 58        |
| HOA Fees       | 115.5          |
| HOA Fees Freq. | Annually       |

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Listing information last updated on July 5th, 2025 at 3:47pm MDT