

## \$434,888 - 22212 89 Avenue, Edmonton

MLS® #E4445649

**\$434,888**

3 Bedroom, 2.50 Bathroom, 1,292 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to luxury living in beautiful ROSENTHAL, where this move-in-ready family home shines with modern style. You'll love the fully landscaped yard, GORGEOUS DECK and fenced backyard. Inside, the open-concept main floor impresses with STAINLESS STEEL appliances, sleek QUARTZ countertops, a designer BACKSPLASH and a generous pantry - perfect for entertaining and everyday ease. Upstairs features a primary bedroom with a WALK-IN CLOSET and private 4PC ENSUITE BATH. Two additional bedrooms, a full 4-pc bathroom and convenient upper-level laundry complete the second floor. The unfinished basement offers extra space to make your own, with shelving already in place. Enjoy a SINGLE ATTACHED GARAGE with SHELVEING for your tools. Step outside and enjoy tranquil walking paths around the beautiful ponds. Driving distance to WEST EDMONTON MALL, COSTCO, RIVER CREE CASINO or walk over to the exciting upcoming REC CENTRE surrounded by SPORTS FIELDS. This is more than a home, it's a lifestyle. Come see this gem today!

Built in 2017

### Essential Information

MLS® #

E4445649



|                |               |
|----------------|---------------|
| Price          | \$434,888     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,292         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22212 89 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7H1              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

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

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                          |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
See Remarks

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 1              |
| Zoning         | Zone 58        |
| HOA Fees       | 115.5          |
| HOA Fees Freq. | Annually       |

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Listing information last updated on July 4th, 2025 at 2:47pm MDT