

Courtesy Of Ricky Singh Of MaxWell Polaris

\$639,900 - 22519 88 Ave, Edmonton

MLS® #E4455314

\$639,900

4 Bedroom, 3.50 Bathroom, 1,749 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Brand New Corner Lot Home with Legal Basement in Rosenthal! This 4 bedroom, 3.5 bathroom property combines modern design and functionality in a desirable west Edmonton community. The main floor boasts 9'™ ceilings, a bright living room, dining area, and a chef's kitchen with quartz countertops, sleek cabinetry, and stainless steel appliances – all included. Upstairs features 3 spacious bedrooms including a primary suite with walk-in closet and spa-inspired ensuite, plus a full bath and laundry room. The fully finished legal basement suite with separate entrance also features 9'™ ceilings and comes with appliances, making it ideal for rental income or extended family living. Built on a premium corner lot, this brand new home offers comfort, style, and convenience close to parks, schools, shopping, and major roadways. A must-see opportunity for families and investors alike! Conveniently located near parks, schools, shopping, steps from trails, parks, and playgrounds in a family-friendly neighborhood.

Built in 2024

Essential Information

MLS® # E4455314

Price \$639,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,749
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22519 88 Ave
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H8

Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, HRV System
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Back Lane, Corner Lot, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 29th, 2025
Days on Market	5
Zoning	Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 3rd, 2025 at 2:47am MDT