

\$549,000 - 22512 80 Avenue, Edmonton

MLS® #E4464137

\$549,000

4 Bedroom, 3.50 Bathroom, 1,500 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

For Showing please call or text Pankaj or Nitesh @587-990-2228/ 780-710-0195 (As property currently on Air BNB) Seller to provide title insurance in lieu of RPR. Legal in law suite basement with Guaranteed rental income from day 1!

Built in 2021

Essential Information

MLS® #	E4464137
Price	\$549,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,500
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey Split
Status	Active

Community Information

Address	22512 80 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)



City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H8

Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Oven-Microwave, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Electric
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 30th, 2025
Days on Market	1
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually

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