

# **\$789,900 - 22208 82 Avenue, Edmonton**

MLS® #E4433782

**\$789,900**

5 Bedroom, 3.50 Bathroom, 2,370 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Impressive Carpet-Free Home in Rosenthal in a Prime Location. This stunning, like-new home is loaded with upgrades & located just steps from the Spray Park & future Rec Centre, w/ no backyard neighbors. Conveniently close to schools, shopping, dining, and only 15 minutes to West Edmonton Mall with easy access to the Henday. The main floor features a spacious open-to-above great room with a cozy electric fireplace & custom shiplap detail, 9-ft ceilings throughout, a main floor bedroom/office, a spice kitchen with high-end finishes—including luxury hardwood flooring and quartz countertops. Upstairs offers three BDRMS, a bonus room, laundry, & a luxurious primary suite w/ DBL sinks, a tiled shower, enclosed toilet, & a relaxing soaker tub. The Fully Finished basement includes a side entrance, large rec room, full bathroom, and an additional bedroom—perfect for guests or extended family. It also comes w/ a Garage Heat & a drain. This is a move-in-ready home in one of Edmonton's most vibrant communities.

Built in 2023

## **Essential Information**

MLS® # E4433782

Price \$789,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,370                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22208 82 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7L2              |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                      |
| Parking        | Double Garage Attached                                 |

### Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Gas, Microwave Hood Fan-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                    |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Park/Reserve, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 10            |
| Zoning         | Zone 58       |

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