

## \$627,900 - 22816 82 Ave, Edmonton

MLS® #E4437658

**\$627,900**

4 Bedroom, 2.50 Bathroom, 2,069 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

LOOKING FOR A CHANGE...look no further....Introducing the "HALLIDAY" by master builder, HOMES BY AVI. Exceptional 2 storey home in vibrant community of Rosenthal. Showcases 4 spacious bedrooms, 2.5 baths, main level office, upper-level bonus room, full sized laundry room PLUS separate side entrance for future basement development. Welcoming foyer transitions to open concept great room complimented by luxury vinyl plank flooring, electric f/p & large windows for array of natural light. Heart of home is its amazing kitchen that boasts abundance of cabinets w/quartz countertops, eat-on centre island w/silgranit sink, pantry, spacious dinette & generous appliance allowance. Owners'™ suite is accented with spa inspired 5-piece ensuite with dual sinks, soaker tub, glass shower, stall & WIC. 3 junior rooms w/spacious closets & 4 pc bath. Great location, backing onto walking trails w/back deck & BBQ gas line. Don't Miss Out on current promo that includes landscaping gift card & window coverings...FANTASTIC!!

Built in 2025

### Essential Information

MLS® #	E4437658
Price	\$627,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,069
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22816 82 Ave
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7X9

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Hot Water Electric, Television Connection, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	La Perle School
Middle	Michael Phair School
High	Jasper Place High School

### Additional Information

Date Listed	May 21st, 2025
Days on Market	26
Zoning	Zone 58
HOA Fees	120
HOA Fees Freq.	Annually

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