# **\$574,786 - 6035 Rosenthal Way, Edmonton**

MLS® #E4443473

# \$574,786

3 Bedroom, 2.50 Bathroom, 2,037 sqft Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

The perfect home, designed with family living in mind. This warm and welcoming 3-bedroom, 2.5-bath home offers space, comfort, and functionality. The open-concept main floor makes everyday life a breezeâ€"with an inviting living room, formal dining area, and a cozy breakfast nook ideal for family meals and homework time. Kids and pets will love the fully fenced backyard, while parents will appreciate the landscaped yard and double attached garage. Upstairs, a large bonus room provides the perfect space for a playroom, family lounge, or homework zone. The spacious primary suite offers parents their own private retreat, complete with a 5-piece ensuite featuring dual sinks, a soaker tub, and a separate shower. A home your whole family will loveâ€"carefully priced, so don't wait!



#### **Essential Information**

MLS® # E4443473 Price \$574,786

Lease Rate \$14

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,037







Acres 0.00 Year Built 2016

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 6035 Rosenthal Way

Area Edmonton

Subdivision Rosenthal (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 7E1

#### **Amenities**

Amenities Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No

Smoking Home, Vinyl Windows, See Remarks

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage

Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer,

Window Coverings, See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Picnic Area,

Playground Nearby, Public Transportation, Shopping Nearby, See

Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary LAPERLE SCHOOL

Middle MICHAEL PHAIR SCHOOL
High JASPER PLACE SCHOOL

## **Additional Information**

Date Listed June 20th, 2025

Days on Market 118

Zoning Zone 58

HOA Fees 105

HOA Fees Freq. Annually

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