

## \$524,900 - 22123 89 Avenue, Edmonton

MLS® #E4446684

**\$524,900**

4 Bedroom, 3.50 Bathroom, 1,571 sqft

Single Family on 0.00 Acres

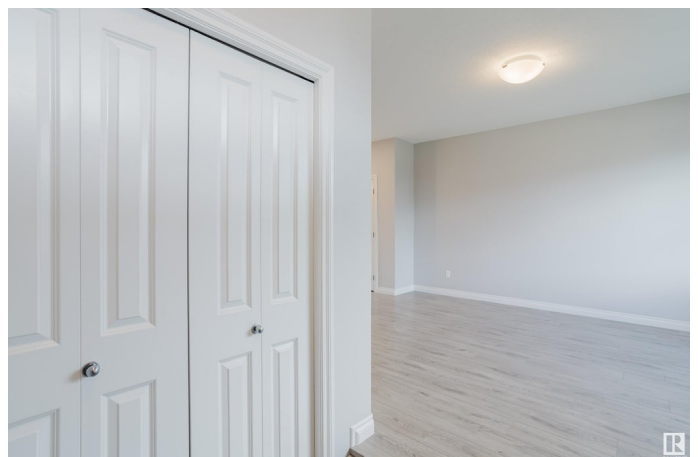
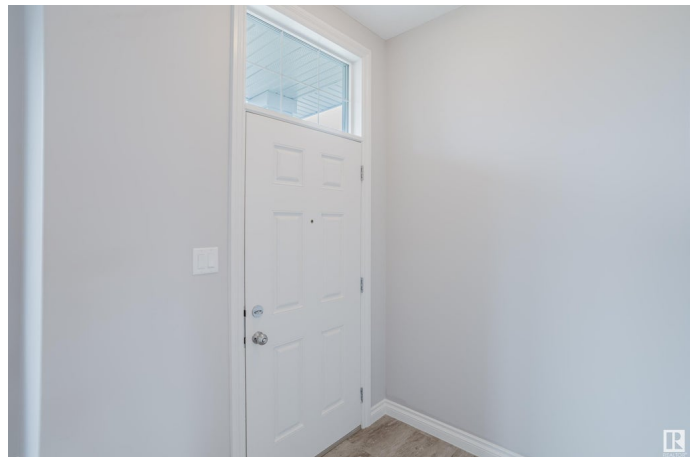
Rosenthal (Edmonton), Edmonton, AB

Looking for a bright, modern home in a prime West Edmonton location? This stunning Rosenthal property offers excellent curb appeal and a functional layout, just minutes from Rosenthal Park, Lewis Estates Golf Course, Costco, and other key West Edmonton amenities. Step inside to a professionally cleaned, sun-filled main floor featuring an open-concept layout, spacious living area, modern kitchen with stainless steel appliances and a double-door pantry, and a mudroom leading to a detached double garage. Upstairs, you'll find three bedrooms, a 4pc bath, a primary 4pc ensuite, and convenient upper-floor laundry. The 1-bedroom legal basement suite has a separate entrance, its own 4pc bath, and in-suite laundry. With street parking available and a sought-after location, this is an excellent opportunity in West Edmonton!

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446684  |
| Price      | \$524,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,571                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22123 89 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7G9              |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 2                                            |
| Parking        | Double Garage Detached                       |

### Interior

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

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl, See Remarks                           |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, See Remarks |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Brick, Vinyl, See Remarks                           |
| Foundation        | Concrete Perimeter                                        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 25             |
| Zoning         | Zone 58        |
| HOA Fees       | 110            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on August 3rd, 2025 at 12:17am MDT