

Courtesy Of Ram S Virk Of Century 21 Leading

## \$539,000 - 22830 82a Avenue, Edmonton

MLS® #E4422432

**\$539,000**

3 Bedroom, 2.50 Bathroom, 1,728 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Located in the sought-after community of Rosenthal, this 2024 built home has been meticulously maintained and feels brand new! offering 1728 sq ft, 3 Bedrooms, 2 ½ Bath, Den/Flex Room, LARGE windows, luxury vinyl plank flooring & quartz counter tops throughout. The main floor embraces Open Concept living with 9ft ceilings, a pocket den/flex room, large dining nook and a beautiful Chef Inspired Kitchen with a large hosting Island & Stainless appliances. The Upstairs features a large primary suite with 3pc ensuite and a large closet. Followed by 2 bedrooms, Full Bath, linen closet & stacked laundry. Finishing off with a BONUS ROOM. The Basement is a open concept and has a SEPARATE EXTERIOR ENTRANCE \*\*\* Perfectly located, it's a 10 minute walk to Rosenthal Spray Park, a 5-minute drive to Lewis Estates Golf Course, with easy access to Whitemud, Anthony Henday, and a variety of shopping amenities!

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4422432  |
| Price     | \$539,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,728                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22830 82a Avenue     |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4H5              |

### Amenities

|           |                                                                                                                                                                         |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached                                                                                                                                                  |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                    |
| Stories           | 2                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                             |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                             |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                               |

Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 21st, 2025  
Days on Market 57  
Zoning Zone 58

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Listing information last updated on April 19th, 2025 at 2:32pm MDT