

## \$580,000 - 22015 85 Avenue, Edmonton

MLS® #E4424966

**\$580,000**

4 Bedroom, 3.50 Bathroom, 1,518 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

This two-storey detached single family home is located in the community of Rosenthal, West Side of Edmonton. Perfect for the families that needs spacious place, comfort and convenience. It offers 3 Bed Rooms in the upper level. Fully Finished Basement with 1 bed room and separate entrance. You can maximize the living room with a large dining area and a large living room for the family. Main floor is an open concept. The place is surrounded with Shopping Centre, Casino and Malls for your convenience. Only 10-15 minutes drive to West Edmonton Mall and Misericordia Hospital.

Built in 2020

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4424966               |
| Price          | \$580,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,518                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22015 85 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7E4              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Guest Suite, No Smoking Home, Parking-Extra, Walkout Basement |
| Parking   | Double Carport, Over Sized  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Hot Water, Electric  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Commercial, Fenced, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 51               |
| Zoning         | Zone 58          |
| HOA Fees       | 100              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 30th, 2025 at 7:02pm MDT