

# \$529,000 - 22015 85 Ave, Edmonton

MLS® #E4462200

**\$529,000**

4 Bedroom, 3.50 Bathroom, 1,570 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

This stunning 4-bedroom single-family home in the vibrant Rosenthal community of West Edmonton awaits! Complete with a fully finished basement, a 2-car attached garage, a 7x7 storage shed, and a deck included, this property offers modern comfort and unmatched convenience. Nestled in a prime location, it's just steps from top-rated schools, playgrounds, parks, and public transportation. With a \$300 million state-of-the-art recreation center currently under construction, Rosenthal is a thriving, family-friendly neighborhood poised for growth. Don't miss this opportunity to own a spacious, move-in-ready home in a dynamic community where urban convenience meets suburban charm.

Built in 2020

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462200  |
| Price          | \$529,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,570     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2020                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

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

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Ceiling 9 ft., Deck, HRV System |
| Parking   | Double Garage Attached          |

### Interior

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

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                |
| Exterior Features | Commercial, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                |
| Foundation        | Concrete Perimeter                                                                |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 20                 |

|                |          |
|----------------|----------|
| Zoning         | Zone 58  |
| HOA Fees       | 110      |
| HOA Fees Freq. | Annually |

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Listing information last updated on November 4th, 2025 at 10:32am MST