

## \$639,900 - 22839 80 Avenue, Edmonton

MLS® #E4452240

**\$639,900**

4 Bedroom, 4.00 Bathroom, 2,186 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

**\*\*WEST EDMONTON\*\*ROSENTHAL\*\*TWO MASTER-BEDROOMS\*\*BACK TO GREEN\*\*SPICE KITCHEN\*\*OPEN TO BELOW\*\*SIDE ENTRY\*\***This stunning home offers a perfect blend of elegance and practicality. The main floor features an open design that flows effortlessly between the living, dining, and kitchen spaces, creating a bright and welcoming atmosphere. Modern finishes and large windows enhance the sense of space, while a thoughtfully placed bedroom and full bath add flexibility for guests or a home office. The kitchen is beautifully appointed with sleek cabinetry, quality appliances, and a convenient servery, making it ideal for both cooking and entertaining. Upstairs, the primary suite provides a peaceful retreat with a luxurious ensuite and a generous walk-in closet. Additional bedrooms are well-sized, complemented by a cozy family room and a handy laundry area. Located in a sought-after community close to parks, schools, and everyday amenities, this home delivers comfort, style, and convenience in one.

Built in 2025

### Essential Information

MLS® # E4452240

Price \$639,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,186                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22839 80 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7X8              |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Detectors Smoke, No Smoking Home |
| Parking   | Double Garage Attached           |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | None                      |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                       |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 29               |
| Zoning         | Zone 58          |
| HOA Fees       | 120              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on September 7th, 2025 at 5:02am MDT