# \$538,000 - 22413 83a Avenue, Edmonton

MLS® #E4422787

### \$538,000

3 Bedroom, 2.50 Bathroom, 1,723 sqft Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this former HOMES BY AVI SHOWHOME in the highly sought-after community of Rosenthal! This stunning property features a spacious, open floor plan with 9-foot ceilings and TWO EXPANSIVE LIVING ROOMS, perfect for both relaxation and entertainment. The bright and inviting chef's kitchen is equipped with stainless steel appliances and quartz countertops, offering both style and functionality. The kitchen and dining room provide an ideal space for daily living and hosting family and friends. Upstairs, you'II find three generously sized bedrooms, offering plenty of space and comfort. Additionally, there is a full laundry room upstairs for added convenience. This immaculately kept home is a MUST SEE. PARTLY FINISHED LEGAL BASEMENT SUITE WITH PERMITS! TWO FURANCES. ALL SUITE APPLIANCES + HVAC, PLUMBING AND ELECTRICAL COMPLETED. WELCOME HOME!

Built in 2019

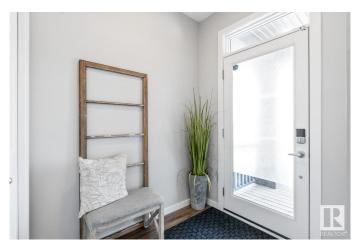
# **Essential Information**

MLS® # E4422787 Price \$538,000

Bedrooms 3
Bathrooms 2.50







Full Baths 2 Half Baths 1

Square Footage 1,723 Acres 0.00 Year Built 2019

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 22413 83a Avenue

Area Edmonton

Subdivision Rosenthal (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 7R2

## **Amenities**

Amenities Ceiling 9 ft., Deck

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Garage Opener,

Microwave Hood Fan, Window Coverings, Dryer-Two,

Refrigerators-Two, Stoves-Two, Washers-Two

Heating Forced Air-1, Natural Gas

Stories 2
Has Suite Yes
Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Landscaped, Playground Nearby, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed February 25th, 2025

Days on Market 71

Zoning Zone 58

HOA Fees 115

HOA Fees Freq. Annually

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Listing information last updated on May 7th, 2025 at 11:32am MDT