# \$738,800 - 22056 80 Avenue, Edmonton

MLS® #E4433570

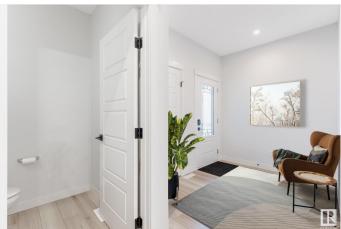
#### \$738,800

5 Bedroom, 3.50 Bathroom, 2,256 sqft Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

This beautifully designed home in Rosenthal, west Edmonton, offers the perfect blend of comfort and functionality, featuring a fully legal basement suite with private entranceâ€"ideal for rental income, extended family, or guests. The main floor features an open concept white crisp modern design with luxury vinyl plank flooring, large foyer & impressive living/dining room with a main floor den. The kitchen is a true showpiece, featuring a large center island perfect for gatherings and meal prep, complemented by sleek quartz countertops throughout. Enjoy the convenience of a walk-through pantry that leads directly to the mudroom and attached double garage. Upstairs you will find a large great room, 2 guest bedrooms, guest bathroom, laundry room and a primary suite with a 5pc ensuite complete with quartz counter tops, dual sinks, and a luxurious soaker tub. The basement suite flows with the white crisp main floor design with 2 bedrooms, laundry rm, living rm and a full sized kitchen with high end appliances.







Built in 2023

## **Essential Information**

MLS® #	E4433570
Price	\$738,800

Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,256
Acres	0.00
Year Built	2023
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

# **Community Information**

Address	22056 80 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H8

# Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

# Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished
Extorior	

## Exterior

Exterior Wood, Vinyl

Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation,
	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

#### **Additional Information**

- Date ListedApril 30th, 2025Days on Market6
- Zoning Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 6th, 2025 at 5:47pm MDT