

# **\$374,900 - 22727 84 Avenue, Edmonton**

MLS® #E4443117

**\$374,900**

2 Bedroom, 2.50 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

This beautiful END UNIT TOWN HOUSE in the desirable Rosenthal neighborhood offers a fantastic opportunity with No Condo Fee! The upper level features two spacious bedrooms and two full bathrooms one of them ensuite, while the lower level includes a convenient half-bath. The home boasts an open-concept living and dining area, perfect for entertaining. The kitchen is outfitted with classic white cabinetry and opens to a private balcony, ideal for morning coffee or evening relaxation. On the lower level near the entrance, there's a versatile bonus room with a small closet perfect as a third bedroom, home office, or flex space. Additional highlights include a rear-over sized single attached garage and a charming front yard, perfect for a flower bed or garden. Located close to shopping, including Costco and other amenities, this is a perfect starter home in a great location!

Built in 2023

## **Essential Information**

MLS® #	E4443117
Price	\$374,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,206
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

### Community Information

Address	22727 84 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4B4

### Amenities

Amenities	Detectors Smoke, No Smoking Home
Parking	Over Sized, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Cross Fenced, Low Maintenance Landscape, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 19th, 2025
Days on Market	16
Zoning	Zone 58
HOA Fees	102
HOA Fees Freq.	Annually

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