

## \$639,900 - 22964 80 Avenue, Edmonton

MLS® #E4464725

**\$639,900**

4 Bedroom, 3.00 Bathroom, 2,180 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

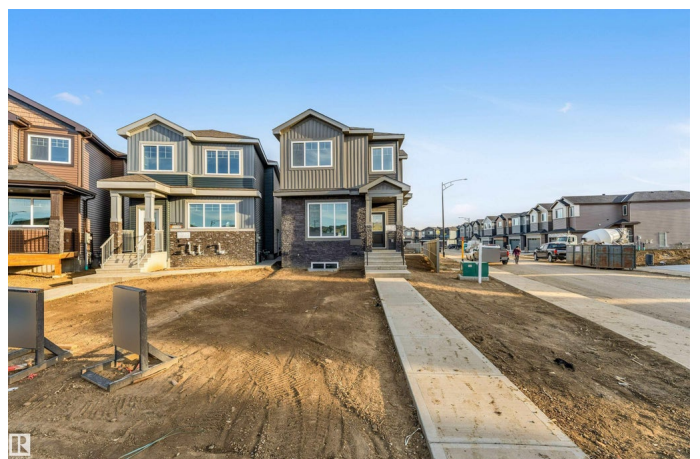
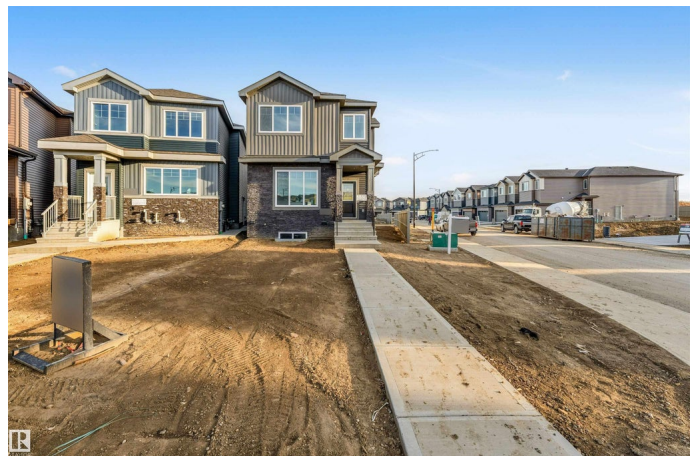
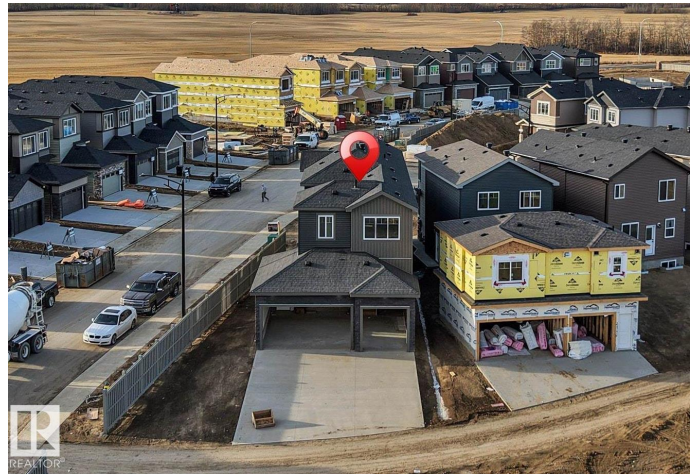
**\*\*OPEN-TO-BELOW\*\*REAR TRIPLE GARAGE\*\*CORNER LOT\*\***This residence combines thoughtful design with modern style, offering open living spaces filled with natural light. The main floor features a welcoming great room anchored by a fireplace, a sleek kitchen with granite counters, and a dining area that flows onto a private deck—perfect for family gatherings or quiet evenings. Upstairs, you’ll find a spacious master suite with a soaker tub and walk-in shower, along with two additional bedrooms and a versatile bonus room. The open-to-below design adds a touch of drama, creating a sense of space and connection throughout the home. The lower level offers room to grow with a well-planned foundation, while the insulated garage brings both function and convenience. With exterior finishes designed for durability and curb appeal, every detail balances beauty with practicality. This home sits in the sought-after Rosenthal community, known for its family-friendly feel and easy access to parks, trails, and urban amenities.

Built in 2025

### Essential Information

MLS® # E4464725

Price \$639,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,180                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22964 80 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7Y1              |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Triple 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, Playground Nearby, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                            |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 58            |
| HOA Fees       | 120                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 4th, 2025 at 8:32pm MST