

\$475,000 - 22739 82 Avenue, Edmonton

MLS® #E4464889

\$475,000

3 Bedroom, 2.50 Bathroom, 1,824 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Detached & Near New without the hassles of building in Rosenthal. Visit the REALTOR®'s website for more details. This 3-Storey is a showstopper that will have you at glass railings & two-tone kitchen with quartz countertops. Leave the undersized appliance credit, building delays & unfinished landscaping for the showhome crowd as this 2024, Cantiro Home, will put you under warranty as you level up. This raised lifestyle puts the main floor on the 2nd level giving you larger windows & a better vantage point. Plus, outside corner position means extra parking, more windows, & less neighbours. Imagine showing off the Central A/C, Premium Appliances, Upstairs Laundry & Layered Lighting to your friends in this non-cookie cutter option. From the double-car garage to the primary ensuite, this house hits all the marks for an upper level experience. Plus, for those estheticians, massage therapists & music teachers, the main floor office is right near the front door to keep your side hustle out of your main hustle.

Built in 2024

Essential Information

MLS® # E4464889

Price \$475,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,824
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

Community Information

Address	22739 82 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4N5

Amenities

Amenities	On Street Parking, Air Conditioner, Deck, No Smoking Home
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	LaPerle School
Middle	Michael Phair School
High	Jasper Place School

Additional Information

Date Listed	November 6th, 2025
Days on Market	6
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually

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