

# **\$434,888 - 22212 89 Avenue, Edmonton**

MLS® #E4445649

**\$434,888**

3 Bedroom, 2.50 Bathroom, 1,292 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to luxury living in beautiful ROSENTHAL, where this move-in-ready family home shines with modern style. You'll love the fully landscaped yard, GORGEOUS DECK and fenced backyard. Inside, the open-concept main floor impresses with STAINLESS STEEL appliances, sleek QUARTZ countertops, a designer BACKSPLASH and a generous pantry - perfect for entertaining and everyday ease. Upstairs features a primary bedroom with a WALK-IN CLOSET and private 4PC ENSUITE BATH. Two additional bedrooms, a full 4-pc bathroom and convenient upper-level laundry complete the second floor. The unfinished basement offers extra space to make your own, with shelving already in place. Enjoy a SINGLE ATTACHED GARAGE with SHELVEING for your tools. Step outside and enjoy tranquil walking paths around the beautiful ponds. Driving distance to WEST EDMONTON MALL, COSTCO, RIVER CREE CASINO or walk over to the exciting upcoming REC CENTRE surrounded by SPORTS FIELDS. This is more than a home, it's a lifestyle. Come see this gem today!

Built in 2017

## **Essential Information**

MLS® #

E4445649



Price	\$434,888
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,292
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	22212 89 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H1

### Amenities

Amenities	Deck
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually

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