

## \$414,900 - 6088 Rosenthal Way, Edmonton

MLS® #E4457806

**\$414,900**

3 Bedroom, 2.50 Bathroom, 1,238 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

STOP renting and get into home ownership in this picture perfect townhouse in Edmonton's Rosenthal subdivision! You'll feel at home the moment you walk in the door of this 1240 sq ft 2-storey. Open concept main floor with large front living room with a big window for loads of natural light. Move right into the dining area with plenty of space to host family & friends. Kitchen features white cabinets, beautiful island & more natural light! Head upstairs to the master suite with lots of room for furniture, a walk in closet and a 3pc ensuite. 2 more bedrooms are great for kids, guests or a home office and one even features it's own walk in closet! Basement is unfinished and ready for any future development you can dream of. Spend the warm summer evenings relaxing on your back deck in the fully fenced and landscaped yard! Double detached garage keeps the snow off your car all winter long! Great location in a growing area with plenty of shopping and easy access to Anthony Henday to get wherever you need to go!

Built in 2016

### Essential Information

MLS® # E4457806

Price \$414,900

Bedrooms 3



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,238                |
| Acres          | 0.00                 |
| Year Built     | 2016                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6088 Rosenthal Way   |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7C9              |

### Amenities

|           |                                                                                                                     |
|-----------|---------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached                                                                                              |

### Interior

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

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                              |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 58              |
| HOA Fees       | 105                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on September 15th, 2025 at 9:02pm MDT