

Courtesy Of Ram S Virk Of Century 21 Leading

## \$548,000 - 22830 82a Avenue, Edmonton

MLS® #E4422432

**\$548,000**

3 Bedroom, 2.50 Bathroom, 1,728 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Located in the sought-after community of Rosenthal, this 2024 built home has been meticulously maintained and feels brand new! offering 1728 sq ft, 3 Bedrooms, 2 ½ Bath, Den/Flex Room, LARGE windows, luxury vinyl plank flooring & quartz counter tops throughout. The main floor embraces Open Concept living with 9ft ceilings, a pocket den/flex room, large dining nook and a beautiful Chef Inspired Kitchen with a large hosting Island & Stainless appliances. The Upstairs features a large primary suite with 3pc ensuite and a large closet. Followed by 2 bedrooms, Full Bath, linen closet & stacked laundry. Finishing off with a BONUS ROOM. The Basement is a open concept and has a SEPARATE EXTERIOR ENTRANCE \*\*\* Perfectly located, it's a 10 minute walk to Rosenthal Spray Park, a 5-minute drive to Lewis Estates Golf Course, with easy access to Whitemud, Anthony Henday, and a variety of shopping amenities!

Built in 2024

### Essential Information

MLS® #	E4422432
Price	\$548,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,728
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	22830 82a Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4H5

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Golf Nearby, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 21st, 2025  
Days on Market 43  
Zoning Zone 58

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Listing information last updated on April 5th, 2025 at 12:17am MDT