

## \$382,900 - 23 6004 Rosenthal Way, Edmonton

MLS® #E4425054

### \$382,900

3 Bedroom, 2.50 Bathroom, 1,496 sqft  
Condo / Townhouse on 0.00 Acres

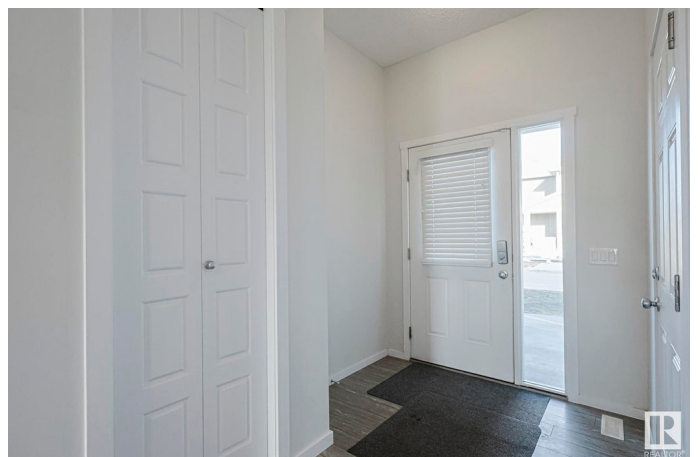
Rosenthal (Edmonton), Edmonton, AB

This gorgeous HALF DUPLEX is located in the condo complex of RENEW IN ROSENTHAL. When entering this home, you come to an OPEN CONCEPT LAYOUT with a large living room, dining area and a kitchen with BREAKFAST ISLAND and STAINLESS-STEEL appliances. The upper level has a large master bedroom featuring ENSUITE bathroom. There are an additional 2 spacious bedrooms, a full bathroom and UPPER-LEVEL LAUNDRY. This home comes with a FULLY FINISHED basement with a large RECREATIONAL ROOM. Enjoy the summers in the backyard featuring a deck and the convenience of a single ATTACHED GARAGE. This home is close to all amenities including shopping, COSTCO, restaurants, public transportation, schools, parks and major roadways like the WHITEMUD and ANTHONY HENDAY.

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4425054  |
| Price      | \$382,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,496             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 23 6004 Rosenthal Way |
| Area        | Edmonton              |
| Subdivision | Rosenthal (Edmonton)  |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5T 7L1               |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Deck, Parking-Visitor, See Remarks |
| Parking   | Single Garage Attached                                 |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 24               |
| Zoning         | Zone 58          |
| HOA Fees       | 115.5            |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$234            |

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Listing information last updated on April 4th, 2025 at 2:32am MDT