

## \$738,800 - 22056 80 Avenue, Edmonton

MLS® #E4433570

**\$738,800**

5 Bedroom, 3.50 Bathroom, 2,256 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

This beautifully designed home in Rosenthal, west Edmonton, offers the perfect blend of comfort and functionality, featuring a fully legal basement suite with private entrance—ideal for rental income, extended family, or guests. The main floor features an open concept white crisp modern design with luxury vinyl plank flooring, large foyer & impressive living/dining room with a main floor den. The kitchen is a true showpiece, featuring a large center island perfect for gatherings and meal prep, complemented by sleek quartz countertops throughout. Enjoy the convenience of a walk-through pantry that leads directly to the mudroom and attached double garage. Upstairs you will find a large great room, 2 guest bedrooms, guest bathroom, laundry room and a primary suite with a 5pc ensuite complete with quartz counter tops, dual sinks, and a luxurious soaker tub. The basement suite flows with the white crisp main floor design with 2 bedrooms, laundry rm, living rm and a full sized kitchen with high end appliances.

Built in 2023

### Essential Information

MLS® # E4433570

Price \$738,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,256                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22056 80 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7H8              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                           |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 58          |

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Listing information last updated on May 13th, 2025 at 12:02am MDT