

## \$588,000 - 21915 80 Avenue, Edmonton

MLS® #E4427275

**\$588,000**

3 Bedroom, 2.50 Bathroom, 1,862 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

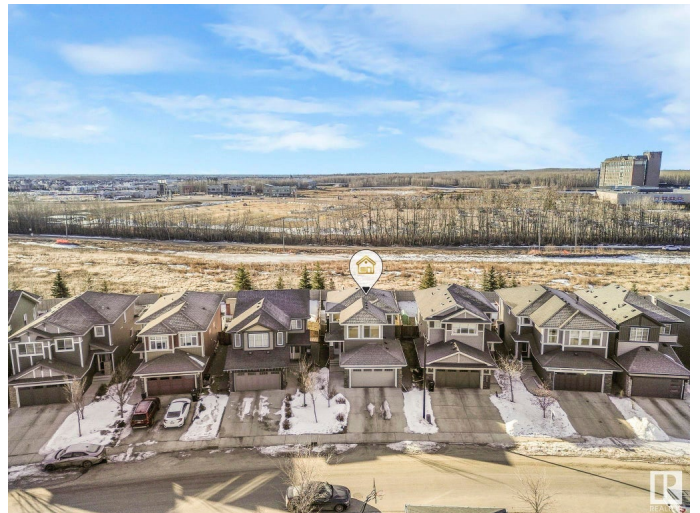
Amazing value in this immaculate & extremely clean 2 story custom-built home in West Edmonton's family friendly Rosenthal neighborhood. From the moment you enter you will notice the high soaring ceilings in the foyer with an abundance amount of light flowing through & lovely neutral color tones. The main floor has a nice cozy layout with a beautiful & functional kitchen featuring a large quartz island, ss appliances with gas stove + ample counter and cabinets space. Upstairs you will find a spacious bonus room, 3 bedrooms and full bath. The Primary bedroom has a walk-through closet + ensuite with separate soaker tub. All flooring has been upgraded with limited carpet only on the stairs. The south facing backyard is perfect and features a 2-tier deck and fruit trees. This home has no other houses backing onto it adding a nice layer of privacy & is close to all types of amenities, West Edmonton Mall & easy access to the Anthony Henday freeway and Whitemud Dr. All appliances and window coverings included.

Built in 2014

### Essential Information

MLS® # E4427275

Price \$588,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,862                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 21915 80 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4S2              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, No Smoking Home  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                             |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Gas |
| Heating           | Forced Air-1, Natural Gas                    |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door, Mantel                           |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                             |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public |

|              |   |
|--------------|---|
|              | Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                                      |
| Construction | Wood, Stone, Vinyl                                    |
| Foundation   | Concrete Perimeter                                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 58          |
| HOA Fees       | 115.5            |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 6th, 2025 at 7:02am MDT