

# \$489,900 - 22023 80 Avenue Nw, Edmonton

MLS® #E4257213

## \$489,900

3 Bedroom, 3.00 Bathroom, 1,961 sqft  
Single Family on 0.00 Acres

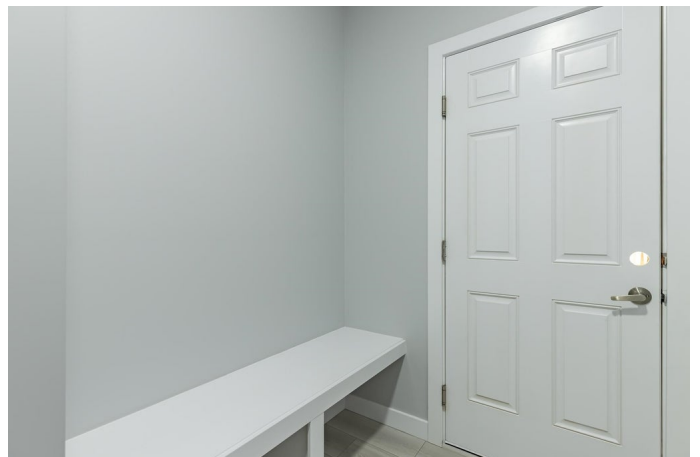
Rosenthal\_EDMO, Edmonton, AB

Nestled in the heart of West Edmonton, Rosenthal offers a wide variety of attractions with simple access to the Anthony Henday and Whitemud Drive. Not only is does this community have your favourite destinations for shopping, but you and your family can also enjoy several beautiful walking trails that run through the neighbourhood! With over 1900 square feet of open concept living space, the Otis-Z is built with your growing family in mind. This single-family zero lot line home features 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the master bedroom. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9-foot ceilings and quartz countertops throughout blends style and functionality for your family to build endless memories. **\*\*PLEASE NOTE\*\* PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES\*\***

Built in 2021

## Essential Information

MLS® #	E4257213
Price	\$489,900
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,961
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey
Status	ACTIVE
Zone	Zone 58

### **Community Information**

Address	22023 80 Avenue Nw
Area	Edmonton
Subdivision	Rosenthal_EDMO
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7R6

### **Amenities**

Features	See Remarks
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior	Carpet, Laminate Flooring, Non-Ceramic Tile
Interior Features	See Remarks
Heating	Forced Air-1
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Vinyl
Exterior Features	Not Fenced, Not Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood Frame
Foundation	Concrete

### **School Information**

Elementary	<a href="http://www.epsb.ca">www.epsb.ca</a>
Middle	<a href="http://www.epsb.ca">www.epsb.ca</a>
High	<a href="http://www.epsb.ca">www.epsb.ca</a>

### **Additional Information**

Date Listed	August 4th, 2021
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Listing information last updated on October 16th, 2021 at 6:46pm MDT