

Courtesy Of David Lam Of Exp Realty

\$449,900 - 22429 80 Avenue Nw, Edmonton

MLS® #E4258347

\$449,900

3 Bedroom, 3.00 Bathroom, 1,620 sqft
Single Family on 0.08 Acres

Rosenthal_EDMO, Edmonton, AB

Looking for a home with potential rental income? Look no further than this brand new home complete with a separate side entrance, ready for a rental or in-law suite. What's more, it comes with a DOUBLE ATTACHED garage and upstairs BONUS room. The chef's kitchen is ready to impress, featuring stainless steel appliances, OTR microwave and sought after quartz counter tops. Thoughtful design doesn't end there, as the open floor plan allows you to easily admire the 50" built-in electric fire place while hanging out in the living room or enjoying a nice meal in the dining room. Upgraded iron spindle railings lead you upstairs to the laundry area, two secondary bedrooms, bonus room, main bath and spacious primary bedroom boasting a tranquil ensuite with dual sinks. Located in a family orientated neighborhood and with easy access to the Whitemud and Henday, this home is a sure win! Please note home might not be exactly as shown as pictures are from a previous show home.

Built in 2021

Essential Information

MLS® #	E4258347
Price	\$449,900
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,620
Acres	0.08
Year Built	2021
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	ACTIVE
Zone	Zone 58

Community Information

Address	22429 80 Avenue Nw
Area	Edmonton
Subdivision	Rosenthal_EDMO
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H8

Amenities

Features	Vinyl Windows, HRV System, Ceiling 9 ft., Detectors Smoke, Programmable Thermostat
Parking	Double Garage Attached
# of Garages	2

Interior

Interior	Carpet, Vinyl Plank
Interior Features	Dishwasher-Built-In, Microwave Hood Cover, Refrigerator, Stove-Electric
Heating	Forced Air-1
Fireplace	Yes
Fireplaces	Electric, Insert
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Vinyl
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Exterior Features	Shopping Nearby, Golf Nearby, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

School Information

Elementary	LaPerle School
Middle	Michael Phair School
High	Jasper Place School

Additional Information

Date Listed	August 11th, 2021
HOA Fees	200.00
HOA Fees Freq.	Annually

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