

Courtesy Of Christy Cantera Of RE/MAX River City

\$445,900 - 22528 80 Avenue Nw, Edmonton

MLS® #E4260968

\$445,900

3 Bedroom, 3.00 Bathroom, 1,486 sqft
Single Family on 0.07 Acres

Rosenthal_EDMO, Edmonton, AB

Brand New home build by Homes by Avi™ is perfect for its new family. "Alexander" 2-storey offers an open concept floor plan perfect for watching the little ones or entertaining. Ample cabinets, stainless steel kitchen appliances package and large kitchen island with walk-in pantry! The back entrance leads out to a 20x20 double detached garage to keep your vehicles safe and snow-free. Upstairs, the master suite has a walk-in closet and a 4-pc ensuite. There is also a 4pc main bath and two more bedrooms. Located in the west end community of Rosenthal. It boasts beautiful green spaces, plenty of walking trails, and a Playground with a spay park! Walking distance to a soon to be K-6 public school. Rosenthal is just minutes away from West Edmonton Mall, Costco, and has easy access to the Anthony Henday and Whitemud Drive.

Built in 2021

Essential Information

MLS® #	E4260968
Price	\$445,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,486



Acres	0.07
Year Built	2021
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey
Status	ACTIVE
Zone	Zone 58

Community Information

Address	22528 80 Avenue Nw
Area	Edmonton
Subdivision	Rosenthal_EDMO
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H8

Amenities

Features	See Remarks, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior	Carpet, Laminate Flooring, See Remarks
Interior Features	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1
# of Stories	2
Basement	None, No Basement

Exterior

Exterior	Vinyl
Exterior Features	Back Lane, Public Transportation, Schools, Shopping Nearby, Level Land, Not Fenced, Partially Landscaped, 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	September 1st, 2021
HOA Fees	110.00
HOA Fees Freq.	Annually

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Listing information last updated on November 28th, 2021 at 2:01pm MST