

## \$569,900 - 22508 82 Avenue, Edmonton

MLS® #E4443759

**\$569,900**

4 Bedroom, 3.00 Bathroom, 1,889 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

### EXPERIENCE OPULANT LIVING!

Thoughtfully styled and expertly crafted, there are not too many homes that will compare to the level of construction, design, and attention to detail found here. This DOLCE VITA home sits on a pie-shaped lot in a quiet cul-de-sac. It includes a well laid out floor plan (almost 1900 sq.ft), main floor laundry, wide plank hardwood and tile flooring, 9' ceilings (main floor), an abundance of windows, central A/C, 2-sided gas fireplace, custom window coverings, luxurious ensuite bath and a stunning chefs kitchen with wall oven, gas cooktop & a large island kitchen with quartz countertops. Enjoy outdoor living? The rear deck with fireplace & beautifully landscaped yard was designed with entertainment in mind. Complete with a double attached garage and ACROSS THE STREET FROM A PLAYGROUND & SPLASH PARK! BEST IN CLASS!

Built in 2018

### Essential Information

MLS® #	E4443759
Price	\$569,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2



Half Baths	2
Square Footage	1,889
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	22508 82 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7G7

### **Amenities**

Amenities	Air Conditioner, Crawl Space, Deck, Vaulted Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 22nd, 2025
Days on Market	13
Zoning	Zone 58
HOA Fees	115
HOA Fees Freq.	Annually

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