\$399,900 - 40 1075 Rosenthal Boulevard, Edmonton

MLS® #E4447463

\$399,900

3 Bedroom, 2.50 Bathroom, 1,712 sqft Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Amazing location surrounded by 3 parks in Rosenthal. Exceptional End unit 1712 sqft, 3 beds, 2.5 baths. Very spacious open layout with huge living room and island kitchen, quartz counters, and stainless steel appliances. Striking glass wall opens things up and keeps it bright and cheery. 3rd level includes a large primary bedroom with walk-in closet and awesome glass shower in the en-suite. Tons of storage throughout and huge double garage, central A/C for those warm days and much more. From the incredible location within the community to the welcoming features of this home you will love it the minute you enter! Low condo fees - visitor parking out front door. Don't wait or it may be too late!!!





Built in 2017

Essential Information

| MLS® # | E4447463 |
|----------------|-----------|
| Price | \$399,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,712 |
| Acres | 0.00 |

| Year Built | 2017 |
|------------|-------------------|
| Туре | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| 40 1075 Rosenthal Boulevard |
|-----------------------------|
| Edmonton |
| Rosenthal (Edmonton) |
| Edmonton |
| ALBERTA |
| AB |
| T5T 7G5 |
| |

Amenities

| Amenities | Air Conditioner, Parking-Visitor, Natural Gas BBQ Hookup |
|-----------|--|
| Parking | Double Garage Attached, Over Sized |

Interior

| Interior Features | ensuite bathroom |
|-------------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | See Remarks |

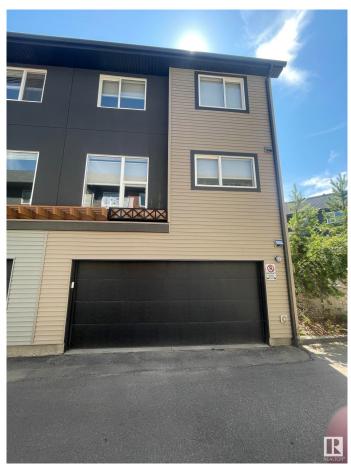
Exterior

| Exterior | Wood, Vinyl |
|-------------------|---|
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| Date Listed | July 12th, 2025 |
|----------------|-----------------|
| Days on Market | 3 |

| Zoning | Zone 58 |
|----------------|----------|
| HOA Fees | 115.5 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$300 |



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 14th, 2025 at 9:47pm MDT