

\$549,000 - 22512 80 Avenue, Edmonton

MLS® #E4464137

\$549,000

4 Bedroom, 3.50 Bathroom, 1,500 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Beautiful 2- Storey in Rosenthal featuring 4 bedroom and 3.5 baths with a fully finished basement. modern open-concept design, upgraded kitchen with gas range, quartz counter and island. primary bedroom with ensuite, upper laundry, and natural gas BBQ hookup in backyard. close to park, Schools and new Rec center ! Fully finished basement comes complete with a bedroom, second kitchen, full bath, second laundry & recreation area - perfect for extended family or guests. Double detached garage adds everyday convenience. Close to all amenities!

Built in 2021

Essential Information

MLS® #	E4464137
Price	\$549,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,500
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey Split



Status	Active
--------	--------

Community Information

Address	22512 80 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H8

Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Oven-Microwave, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Electric
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 30th, 2025
Days on Market	2

Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually

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 October 31st, 2025 at 10:32pm MDT