

## \$580,000 - 22015 85 Avenue, Edmonton

MLS® #E4424966

### \$580,000

4 Bedroom, 3.50 Bathroom, 1,518 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

This two-storey detached single family home is located in the community of Rosenthal, West Side of Edmonton. Perfect for the families that needs spacious place, comfort and convenience. It offers 3 Bed Rooms in the upper level. Fully Finished Basement with 1 bed room and separate entrance. You can maximize the living room with a large dining area and a large living room for the family. Main floor is an open concept. The place is surrounded with Shopping Centre, Casino and Malls for your convenience. Only 10-15 minutes drive to West Edmonton Mall and Misericordia Hospital.

Built in 2020

### Essential Information

MLS® #	E4424966
Price	\$580,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,518
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family



Style 2 Storey  
Status Active

### Community Information

Address 22015 85 Avenue  
Area Edmonton  
Subdivision Rosenthal (Edmonton)  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5T 7E4

### Amenities

Amenities Deck, Guest Suite, No Smoking Home, Parking-Extra, Walkout Basement  
Parking Double Carport, Double Garage Attached

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Curtains and Blinds  
Heating Forced Air-1, Hot Water, Electric  
Stories 3  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Stone, Vinyl  
Exterior Features Commercial, Fenced, Park/Reserve, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 10th, 2025  
Days on Market 5  
Zoning Zone 58  
HOA Fees 100  
HOA Fees Freq. Annually

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