

## \$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, Over Sized

### 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	53
Zoning	Zone 58
HOA Fees	100
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 May 2nd, 2025 at 5:47am MDT