

\$639,900 - 22964 80 Avenue, Edmonton

MLS® #E4464725

\$639,900

4 Bedroom, 3.00 Bathroom, 2,180 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

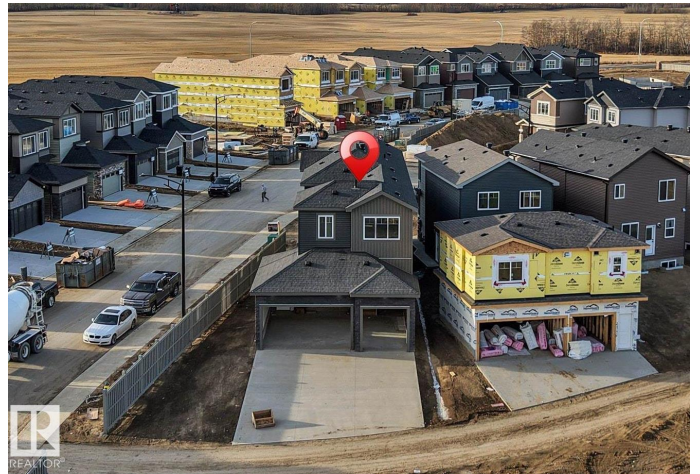
****OPEN-TO-BELOW**REAR TRIPLE GARAGE**CORNER LOT****This residence combines thoughtful design with modern style, offering open living spaces filled with natural light. The main floor features a welcoming great room anchored by a fireplace, a sleek kitchen with granite counters, and a dining area that flows onto a private deck—perfect for family gatherings or quiet evenings. Upstairs, you’ll find a spacious master suite with a soaker tub and walk-in shower, along with two additional bedrooms and a versatile bonus room. The open-to-below design adds a touch of drama, creating a sense of space and connection throughout the home. The lower level offers room to grow with a well-planned foundation, while the insulated garage brings both function and convenience. With exterior finishes designed for durability and curb appeal, every detail balances beauty with practicality. This home sits in the sought-after Rosenthal community, known for its family-friendly feel and easy access to parks, trails, and urban amenities.

Built in 2025

Essential Information

MLS® # E4464725

Price \$639,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,180
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22964 80 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7Y1

Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 4th, 2025
Days on Market	5
Zoning	Zone 58
HOA Fees	120
HOA Fees Freq.	Annually

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Listing information last updated on November 9th, 2025 at 3:02am MST