# \$524,900 - 22123 89 Avenue, Edmonton

MLS® #E4446684

#### \$524,900

4 Bedroom, 3.50 Bathroom, 1,571 sqft Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Looking for a bright, modern home in a prime West Edmonton location? This stunning Rosenthal property offers excellent curb appeal and a functional layout, just minutes from Rosenthal Park, Lewis Estates Golf Course, Costco, and other key West Edmonton amenities. Step inside to a professionally cleaned, sun-filled main floor featuring an open-concept layout, spacious living area, modern kitchen with stainless steel appliances and a double-door pantry, and a mudroom leading to a detached double garage. Upstairs, you'II find three bedrooms, a 4pc bath, a primary 4pc ensuite, and convenient upper-floor laundry. The 1-bedroom legal basement suite has a separate entrance, its own 4pc bath, and in-suite laundry. With street parking available and a sought-after location, this is an excellent opportunity in West Edmonton!



#### **Essential Information**

MLS® # E4446684 Price \$524,900

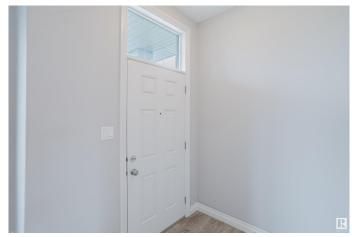
Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1







Square Footage 1,571
Acres 0.00
Year Built 2017

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 22123 89 Avenue

Area Edmonton

Subdivision Rosenthal (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 7G9

#### **Amenities**

Amenities No Animal Home, No Smoking Home, See Remarks

Parking Spaces 2

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two,

Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two

Heating Forced Air-2, Natural Gas

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Brick, Vinyl, See Remarks

Exterior Features Back Lane, Fenced, Low Maintenance Landscape, See Remarks

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl, See Remarks

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 9th, 2025

Days on Market 3

Zoning Zone 58

HOA Fees 110

HOA Fees Freq. Annually

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