# \$589,900 - 22919 80 Avenue, Edmonton

MLS® #E4442044

# \$589,900

3 Bedroom, 2.50 Bathroom, 1,832 sqft Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the Entertain Impression 20 by award-winning builder Cantiro Homes, located in the sought-after west Edmonton community of Rosenthal. Backing onto scenic greenspace, this SW-facing 3-bedroom, 2.5-bath home is thoughtfully designed for stylish hosting. The main floor offers a bright, open-concept layout with a centrally located kitchen and oversized 10-ft island connecting the dining and living areasâ€"perfect for entertaining. Upstairs, enjoy a spacious central bonus room ideal for movie nights, game days or relaxing. The primary suite features a walk-in closet and elegant ensuite with dual sinks, tiled shower and freestanding tub. Notable features: heritage-style exterior, Nordic interior palette, modern glass railing, linear tiled fireplace, and SIDE ENTRY for future basement development. Includes Whirlpool kitchen appliance package. Steps from Rosenthal's trails, spray park and playgrounds.



## **Essential Information**

MLS® # E4442044 Price \$589,900

Bedrooms 3

Bathrooms 2.50





Full Baths 2 Half Baths 1

Square Footage 1,832 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 22919 80 Avenue

Area Edmonton

Subdivision Rosenthal (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 7Y1

# **Amenities**

Amenities Ceiling 9 ft., HRV System
Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Refrigerator, Stove-Electric, Microwave Hood

Fan-Two

Heating Forced Air-1, Natural Gas

Stories 2
Has Basement Yes

Basement Full, Unfinished

# **Exterior**

Exterior Wood, Vinyl

Exterior Features Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

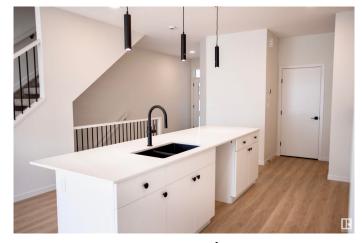
Date Listed June 12th, 2025

Days on Market 71

Zoning Zone 58

HOA Fees 210

HOA Fees Freq. Annually



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