# \$569,900 - 22931 80 Avenue, Edmonton

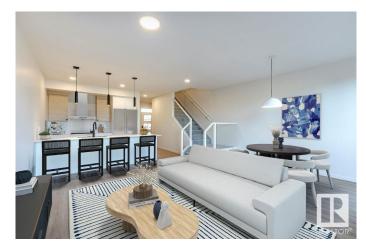
MLS® #E4442108

#### \$569.900

3 Bedroom, 2.50 Bathroom, 1,711 sqft Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the Family Aspire 20 by award-winning Cantiro Homes, ideally located in the sought-after west end community of Rosenthal. Backing onto peaceful GREENSPACE, this SW-backing 3 bed, 2.5 bath home is designed for modern family livingâ€"balancing space, comfort, and function. The main floor features a family-friendly entry with ample storage, open-concept living/dining, and a kitchen built for both flow and efficiencyâ€"perfect for busy mornings or casual dinners. Upstairs, an oversized central family room offers the perfect retreat, while the spacious primary suite includes a walk-in closet and ensuite with dual sinks and tiled shower with glass door. Highlights include iron spindle railing, a 3ft garage extension (17'x26') for added storage, and a Whirlpool kitchen appliance package. Steps from Rosenthal's scenic trails, spray park, and playgroundsâ€"this home offers unmatched lifestyle and location. Photos for representation only. Finishes may vary.







Built in 2025

## **Essential Information**

MLS® # E4442108 Price \$569,900 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,711

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 22931 80 Avenue

Area Edmonton

Subdivision Rosenthal (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 7Y1

#### **Amenities**

Amenities Ceiling 9 ft., See Remarks, HRV System

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

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

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 73

Zoning Zone 58

HOA Fees 210

HOA Fees Freq. Annually

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