

## \$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 living—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 efficiency—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 playgrounds—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

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 August 24th, 2025 at 1:32pm MDT