

Courtesy Of Leanne Cunningham Of Liv Real Estate

## \$599,000 - 22540 82 Avenue, Edmonton

MLS® #E4462108

**\$599,000**

4 Bedroom, 3.50 Bathroom, 1,746 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this immaculate family home with a legal basement suite in Rosenthal! The main floor features engineered hardwood, 24" tile, a spacious kitchen with stainless appliances including a built-in microwave, an organized corner pantry, large island with quartz counters, soft close cabinets & drawers, and a cozy gas fireplace with maple mantel. Step out to the great yard with large wood deck backing scenic walking trails. Upstairs offers 3 bedrooms, a sun-filled bonus room, convenient laundry, and a spa-inspired primary ensuite with soaker tub and stand alone shower. The legal basement suite includes its own side entrance, spacious living and dining space, large bedroom, 4pc bath, and laundry—ideal for income or extended family. Upgrades include triple-pane windows with wood blinds, water softener, two high-efficiency furnaces, and a large hot water tank. Rosenthal boasts walking and biking trails, water features, a playground, splash park, and will soon be home to a new recreation facility!

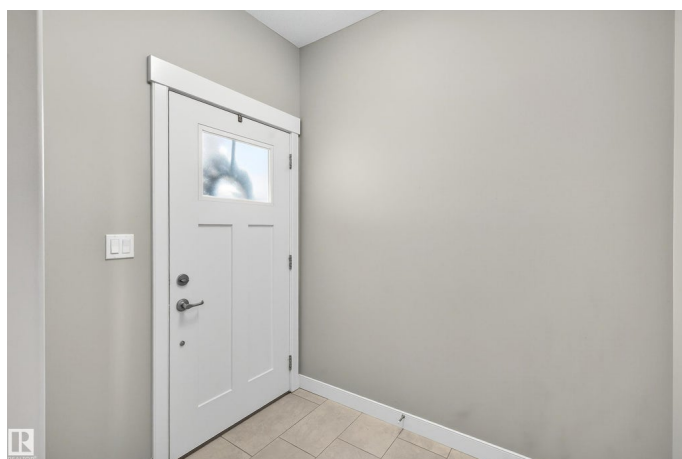
Built in 2017

### Essential Information

MLS® # E4462108

Price \$599,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,746                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22540 82 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7G1              |

### Amenities

|                |                                                                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 9 ft., Deck, Guest Suite, Hot Water Natural Gas, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                               |
| Parking        | Double Garage Attached                                                                                                                          |

### Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                     |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Water Softener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                  |
| Fireplaces        | Tile Surround                                                                                                                                                                        |
| Stories           | 2                                                                                                                                                                                    |
| Has Suite         | Yes                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                                       |

**Exterior**

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                            |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Corner Lot, Fenced, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                              |
| Construction      | Wood, Brick, Vinyl                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                            |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | La Perle School          |
| Middle     | McKernan School          |
| High       | Jasper Place High School |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 58            |
| HOA Fees       | 115.5              |
| HOA Fees Freq. | Annually           |

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Listing information last updated on October 17th, 2025 at 6:47pm MDT