

# **\$789,900 - 22208 82 Avenue, Edmonton**

MLS® #E4433782

**\$789,900**

5 Bedroom, 3.50 Bathroom, 2,370 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Impressive Carpet-Free Home in Rosenthal in a Prime Location. This stunning, like-new home is loaded with upgrades & located just steps from the Spray Park & future Rec Centre, w/ no backyard neighbors. Conveniently close to schools, shopping, dining, and only 15 minutes to West Edmonton Mall with easy access to the Henday. The main floor features a spacious open-to-above great room with a cozy electric fireplace & custom shiplap detail, 9-ft ceilings throughout, a main floor bedroom/office, a spice kitchen with high-end finishes—including luxury hardwood flooring and quartz countertops. Upstairs offers three BDRMS, a bonus room, laundry, & a luxurious primary suite w/ DBL sinks, a tiled shower, enclosed toilet, & a relaxing soaker tub. The Fully Finished basement includes a side entrance, large rec room, full bathroom, and an additional bedroom—perfect for guests or extended family. It also comes w/ a Garage Heat & a drain. This is a move-in-ready home in one of Edmonton's most vibrant communities.

Built in 2023

## **Essential Information**

MLS® # E4433782

Price \$789,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,370
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22208 82 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 1Y8

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Gas, Microwave Hood Fan-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	1
Zoning	Zone 58

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 May 2nd, 2025 at 9:02pm MDT