

## **\$579,900 - 21915 80 Avenue, Edmonton**

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MLS® #E4427275

**\$579,900**

3 Bedroom, 2.50 Bathroom, 1,862 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Amazing value in this immaculate & extremely clean 2 story custom-built home in West Edmontonâ€™s family friendly Rosenthal neighborhood. From the moment you enter you will notice the high soaring ceilings in the foyer with an abundance amount of light flowing through & lovely neutral color tones. The main floor has a nice cozy layout with a beautiful & functional kitchen featuring a large quartz island, ss appliances with gas stove + ample counter and cabinets space. Upstairs you will find a spacious bonus room, 3 bedrooms and full bath. The Primary bedroom has a walk-through closet + ensuite with separate soaker tub. All flooring has been upgraded with limited carpet only on the stairs. The south facing backyard is perfect and features a 2-tier deck and fruit trees. This home has no other houses backing onto it adding a nice layer of privacy & is close to all types of amenities, West Edmonton Mall & easy access to the Anthony Henday freeway and Whitemud Dr. All appliances and window coverings included.



Built in 2014

### **Essential Information**

MLS® # E4427275

Price \$579,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,862
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	21915 80 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4S2

### Amenities

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

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Gas
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	38
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually

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