

## \$580,000 - 22015 85 Avenue, Edmonton

MLS® #E4424966

**\$580,000**

4 Bedroom, 3.50 Bathroom, 1,518 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

This two-storey detached single family home is located in the community of Rosenthal, West Side of Edmonton. Perfect for the families that needs spacious place, comfort and convenience. It offers 3 Bed Rooms in the upper level. Fully Finished Basement with 1 bed room and separate entrance. You can maximize the living room with a large dining area and a large living room for the family. Main floor is an open concept. The place is surrounded with Shopping Centre, Casino and Malls for your convenience. Only 10-15 minutes drive to West Edmonton Mall and Misericordia Hospital.

Built in 2020

### Essential Information

MLS® #	E4424966
Price	\$580,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,518
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family



Style 2 Storey  
Status Active

### Community Information

Address 22015 85 Avenue  
Area Edmonton  
Subdivision Rosenthal (Edmonton)  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5T 7E4

### Amenities

Amenities Deck, Guest Suite, No Smoking Home, Parking-Extra, Walkout Basement  
Parking Double Carport, Double Garage Attached

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Curtains and Blinds  
Heating Forced Air-1, Hot Water, Electric  
Stories 3  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Stone, Vinyl  
Exterior Features Commercial, Fenced, Park/Reserve, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 10th, 2025  
Days on Market 37  
Zoning Zone 58  
HOA Fees 100  
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 April 16th, 2025 at 5:32am MDT