

# \$564,900 - 22119 89 Avenue, Edmonton

MLS® #E4423345

## \$564,900

4 Bedroom, 3.50 Bathroom, 1,516 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Looking for a bright, modern home in a prime West Edmonton location? This stunning Rosenthal property offers excellent curb appeal and a functional layout, just minutes from Rosenthal Park, Lewis Estates Golf Course, Costco, and other key West Edmonton amenities. Step inside to a professionally cleaned, sun-filled main floor featuring an open-concept layout, spacious living area, modern kitchen with a pantry, a mudroom leading to a detached double garage, laundry, and a convenient 2pc bath. Upstairs, youâ€™ll find three bedrooms, a 4pc bath, and a primary 4pc ensuite. The 1-bedroom legal basement suite has a separate entrance, its own 4pc bath, and in-suite laundry. With street parking available and a sought-after location, this is an excellent opportunity in West Edmonton!

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4423345  |
| Price          | \$564,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,516     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2017                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22119 89 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7G9              |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | On Street Parking, No Smoking Home, Walk-up Basement, See Remarks |
| Parking Spaces | 4                                                                 |
| Parking        | Double Garage Detached                                            |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                |
| Appliances        | Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-2, Natural Gas                                       |
| Stories           | 3                                                               |
| Has Basement      | Yes                                                             |
| Basement          | Full, Finished                                                  |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl, See Remarks                              |
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Brick, Vinyl, See Remarks                              |
| Foundation        | Concrete Perimeter                                           |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | February 28th, 2025 |
|-------------|---------------------|

Days on Market 47

Zoning Zone 58

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