

# \$549,900 - 22015 85 Avenue, Edmonton

MLS® #E4424966

## \$549,900

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	\$549,900
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, Over Sized

### 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	70
Zoning	Zone 58
HOA Fees	100
HOA Fees Freq.	Annually

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