

# \$619,900 - 22035 80 Avenue, Edmonton

MLS® #E4451417

**\$619,900**

4 Bedroom, 3.50 Bathroom, 1,884 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to your stylish, like-new home in the vibrant Rosenthal community—one of West Edmonton’s most sought-after neighborhoods! This beautifully designed living space plus an additional fully finished basement suite, there’s room for the entire family and then some. Step inside to discover a bright, open-concept layout featuring soaring 9’™ ceilings on the main floor and a stunning open-to-below design that adds architectural flair. The spacious foyer leads into a chef-inspired kitchen complete with sleek cabinetry, quartz countertops, and ample space to create culinary masterpieces. The living room is filled with natural light thanks to oversized windows that offer serene views of the backyard. Upstairs, unwind in the generous bonus room or retreat to one of three spacious bedrooms, including a luxurious primary suite with a walk-in closet and a spa-like ensuite. This home is the perfect blend of modern design, functionality, and flexibility.



Built in 2021

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451417  |
| Price     | \$619,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,884                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22035 80 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7R6              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                         |
| Stories           | 3                                                                 |
| Has Basement      | Yes                                                               |
| Basement          | Full, Finished                                                    |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                             |
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Vinyl                                                                             |
| Foundation        | Concrete Perimeter                                                                      |

### Additional Information

Date Listed August 6th, 2025

Days on Market 79

Zoning Zone 58

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