

## \$560,000 - 21915 80 Avenue, Edmonton

MLS® #E4439528

**\$560,000**

3 Bedroom, 2.50 Bathroom, 1,859 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Nestled in the heart of the sought-after Rosenthal community, this beautifully designed two-storey home offers exceptional space, style, and natural light. Step into a dramatic open-to-above foyer with soaring ceilings, creating a striking first impression and giving the home a grander feel than the square footage suggests. The main floor features rich hardwood and tile, a bright south-facing living room with a gas fireplace, and a stylish kitchen with 40-inch cabinets, quartz countertops, and room for an 8-seat dining table – ideal for entertaining. Upstairs, the serene primary suite boasts a 4-piece ensuite, along with two generously sized bedrooms, a full laundry room, and a bonus room perfect for work or relaxation. Outside, enjoy a sun-drenched, south-facing backyard on one of Rosenthal’s larger lots – perfect for gardening, a play area, or a future deck or gazebo. With comfort, elegance, and added land value, this home presents a rare blend of lifestyle and smart investment.

Built in 2014

### Essential Information

MLS® # E4439528

Price \$560,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,859
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	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Schools, Shopping Nearby
Lot Description	428.93

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	38
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually

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