

\$539,900 - 22015 85 Avenue, Edmonton

MLS® #E4440169

\$539,900

4 Bedroom, 3.50 Bathroom, 1,518 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to Rosenthal “ where comfort meets convenience! This stunning two-storey front-attached home is nestled in the highly desirable, amenity-rich community of Rosenthal in West Edmonton. Perfect for growing families or investors, it blends space, style, and a prime location. The home features three spacious bedrooms and two full bathrooms upstairs, while the fully finished basement with a separate entrance, offers an additional bedroom and full bath, making it ideal for guests, in-laws. The main floor includes an open-concept layout with generous living and dining areas and a convenient half-bathroom. Rosenthal isn't just a place to live; it's a lifestyle, with scenic walking trails, waterfalls, a floral-themed playground, and a spray park. Located near major stores, West Edmonton Mall, and Misericordia Hospital, it also offers quick access to transit and upcoming LRT. With a landscaped, fenced yard and gated side entrance, this move-in-ready home is outdoor-ready too.

Built in 2020

Essential Information

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Price \$539,900



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, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby

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

Additional Information

Date Listed	June 3rd, 2025
Days on Market	6
Zoning	Zone 58
HOA Fees	100
HOA Fees Freq.	Annually

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