

## **\$479,000 - 22207 89 Avenue, Edmonton**

MLS® #E4434794

**\$479,000**

3 Bedroom, 2.50 Bathroom, 1,557 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Charming 2-storey home. Step inside to a bright front foyer that overlooks the beautifully landscaped front yard. An open-concept kitchen and dining area, designed for seamless flow and interaction. The kitchen is equipped with a convenient island that includes a sink and dishwasher. On the main floor, you'll find a 2-piece bathroom for guests' convenience. The dining room provides access to the back door, leading out to a deck that overlooks a fully fenced backyard - perfect for children and pets to play safely. A pathway guides you to the double detached garage, ensuring ample parking. Upstairs, the primary bedroom is complete with a walk-in closet and a 4-piece ensuite. 2 additional bedrooms offer plenty of room for a family or guests, with a 4-piece bathroom located in the hallway. The laundry room is situated on the upper level, enhancing the home's practicality. The unfinished basement presents a blank canvas, ready for your personal touch! Don't miss your chance to make this house your home!

Built in 2016

### **Essential Information**

MLS® # E4434794

Price \$479,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,557                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22207 89 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7H1              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                                                        |
| Exterior Features | Airport Nearby, Back Lane, Flat Site, Golf Nearby, Low Maintenance Landscape, Not Fenced, Partially Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |

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

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 58            |
| Zoning         | Zone 58       |

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Listing information last updated on July 3rd, 2025 at 2:02am MDT