

Courtesy Of Jill Jordan Of RE/MAX Real Estate

# \$437,500 - 1279 Rosenthal Boulevard, Edmonton

MLS® #E4437736

**\$437,500**

3 Bedroom, 2.50 Bathroom, 1,352 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

NO CONDO FEES! Step into this well-kept and welcoming 3-bedroom, 2.5-bath home nestled in the vibrant community of Rosenthal. The main floor offers a smart, open layout that's both practical and inviting—with a generous kitchen that boasts loads of cabinet space and a central spot that keeps you connected whether you're cooking, helping with homework, or entertaining guests. Large south-facing windows pour in sunshine, creating a warm, cheerful space that truly feels like home. Upstairs you'll find three comfortable bedrooms, including a bright primary retreat with space to unwind. The fully fenced backyard is ideal for kids, pets, or relaxing summer evenings, and the double detached garage offers secure parking and extra storage. As an end unit that's SOLAR-READY this home offers extra privacy and long-term potential. Located just steps from parks, playgrounds, and future recreation centre—with quick access to shopping, the Henday, & Whitemud. This is a home that truly grows with you.

Built in 2021

## Essential Information

MLS® # E4437736

Price \$437,500



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,352                |
| Acres          | 0.00                 |
| Year Built     | 2021                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1279 Rosenthal Boulevard |
| Area        | Edmonton                 |
| Subdivision | Rosenthal (Edmonton)     |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5T 7N7                  |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached  |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground |

Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

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

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | St. Justin              |
| Middle     | McKernan                |
| High       | Archbishop Oscar Romero |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 27             |
| Zoning         | Zone 58        |

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Listing information last updated on June 18th, 2025 at 1:17am MDT