

# **\$567,700 - 22219 88 Avenue, Edmonton**

MLS® #E4438079

## **\$567,700**

4 Bedroom, 3.50 Bathroom, 1,620 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom suited home offering a perfect blend of style, function, and flexibility. The main floor features an open-concept layout with a modern kitchen, granite countertops, a spacious island with seating, and stainless steel appliances—ideal for both entertaining and everyday living. Upstairs, you'll find a convenient second-floor laundry and generously sized bedrooms, including a primary suite with a private ensuite. The fully finished basement includes a self-contained suite with a private laundry setup, offering excellent potential for extended family or rental income. Enjoy summer evenings on the deck in the fenced backyard, with a detached garage providing secure parking and storage. Located close to schools, parks, shopping, and all amenities, this home is ready to impress!

Built in 2017

## **Essential Information**

MLS® #	E4438079
Price	\$567,700
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,620
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22219 88 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H2

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 21st, 2025
Days on Market	14
Zoning	Zone 58
HOA Fees	115
HOA Fees Freq.	Annually

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