

## \$524,900 - 22123 89 Avenue, Edmonton

MLS® #E4446684

**\$524,900**

4 Bedroom, 3.50 Bathroom, 1,571 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Looking for a bright, modern home in a prime West Edmonton location? This stunning Rosenthal property offers excellent curb appeal and a functional layout, just minutes from Rosenthal Park, Lewis Estates Golf Course, Costco, and other key West Edmonton amenities. Step inside to a professionally cleaned, sun-filled main floor featuring an open-concept layout, spacious living area, modern kitchen with stainless steel appliances and a double-door pantry, and a mudroom leading to a detached double garage. Upstairs, you'll find three bedrooms, a 4pc bath, a primary 4pc ensuite, and convenient upper-floor laundry. The 1-bedroom legal basement suite has a separate entrance, its own 4pc bath, and in-suite laundry. With street parking available and a sought-after location, this is an excellent opportunity in West Edmonton!

Built in 2017

### Essential Information

MLS® #	E4446684
Price	\$524,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,571
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	22123 89 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7G9

### **Amenities**

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	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, Brick, Vinyl, See Remarks
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl, See Remarks
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	13
Zoning	Zone 58
HOA Fees	110
HOA Fees Freq.	Annually

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