

## \$738,800 - 22056 80 Avenue, Edmonton

MLS® #E4433570

### \$738,800

5 Bedroom, 3.50 Bathroom, 2,256 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

This beautifully designed home in Rosenthal, west Edmonton, offers the perfect blend of comfort and functionality, featuring a fully legal basement suite with private entrance—ideal for rental income, extended family, or guests. The main floor features an open concept white crisp modern design with luxury vinyl plank flooring, large foyer & impressive living/dining room with a main floor den. The kitchen is a true showpiece, featuring a large center island perfect for gatherings and meal prep, complemented by sleek quartz countertops throughout. Enjoy the convenience of a walk-through pantry that leads directly to the mudroom and attached double garage. Upstairs you will find a large great room, 2 guest bedrooms, guest bathroom, laundry room and a primary suite with a 5pc ensuite complete with quartz counter tops, dual sinks, and a luxurious soaker tub. The basement suite flows with the white crisp main floor design with 2 bedrooms, laundry rm, living rm and a full sized kitchen with high end appliances.

Built in 2023

### Essential Information

MLS® #	E4433570
Price	\$738,800



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,256
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22056 80 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H8

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	5
Zoning	Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 5th, 2025 at 9:02am MDT