

\$524,900 - 22123 89 Avenue, Edmonton

MLS® #E4446684

\$524,900

4 Bedroom, 3.50 Bathroom, 1,571 sqft

Single Family on 0.00 Acres

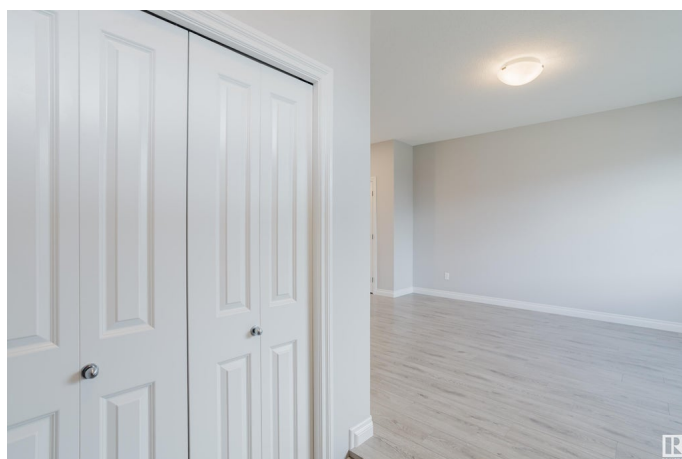
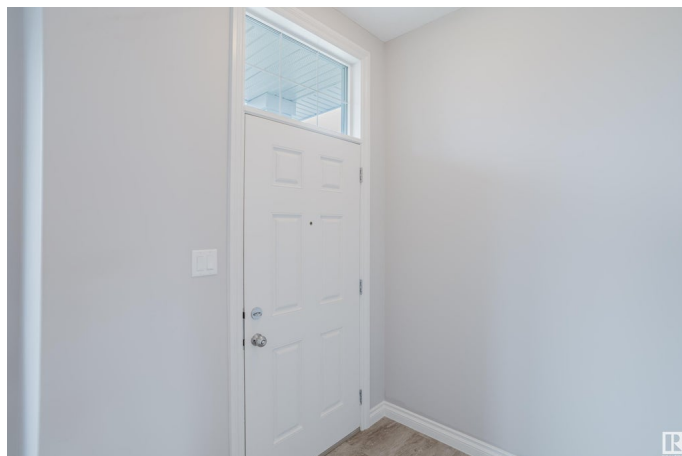
Rosenthal (Edmonton), Edmonton, AB

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 | 3 |
| Zoning | Zone 58 |
| HOA Fees | 110 |
| HOA Fees Freq. | Annually |

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Listing information last updated on July 12th, 2025 at 1:02pm MDT