

## \$379,900 - 39 6004 Rosenthal Way, Edmonton

MLS® #E4454735

**\$379,900**

4 Bedroom, 2.50 Bathroom, 1,368 sqft

Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

This like-new end unit borders a multi-use trail and a large park that is currently designated as a future school site. With no neighbors to the west and lots of windows on this END UNIT, you'll enjoy gorgeous sunsets and lots of natural light year-round. The open-concept layout is welcoming and bright, and the entire home boasts a wired sound system, perfect for movie nights with your loved ones. Enjoy 2 full bathrooms with soft-close seats, a comfy half bath, 3 bedrooms upstairs and one in the basement, & lots of room for a gaming lair or work-from-home office. The kitchen is great for entertaining and big meals. To the south, you'll enjoy unobstructed views of the nearby spray park and walking trails that lead to a gorgeous, peaceful pond. Just minutes away from Starbucks, Save-On-Foods, Dining, Sports Bars, River Cree Resort, Costco, a world-class rec centre coming in 2028, and future LRT access from Lewis Farms, this home is primed to grow up with the community.



Built in 2018

### Essential Information

MLS® # E4454735

Price \$379,900

Bedrooms 4

Bathrooms 2.50

|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,368             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 39 6004 Rosenthal Way |
| Area        | Edmonton              |
| Subdivision | Rosenthal (Edmonton)  |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5T 7L1               |

### Amenities

|                |                                                                                                                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 9 ft., Front Porch, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Smart/Program. Thermostat, Storage-In-Suite, Television Connection, 9 ft. Basement Ceiling |
| Parking Spaces | 2                                                                                                                                                                                                                     |
| Parking        | Front Drive Access, Heated, Single Garage Attached                                                                                                                                                                    |
| Is Waterfront  | Yes                                                                                                                                                                                                                   |

### Interior

|              |                                                                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                   |
| Stories      | 3                                                                                                                                                                           |
| Has Basement | Yes                                                                                                                                                                         |
| Basement     | Full, Finished                                                                                                                                                              |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Landscaped, Low Maintenance |

Landscape, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, Stream/Pond, See Remarks

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

### School Information

|            |               |
|------------|---------------|
| Elementary | LaPerle       |
| Middle     | Michael Phair |
| High       | Jasper Place  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 58           |
| Condo Fee      | \$234             |

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Listing information last updated on August 30th, 2025 at 1:02pm MDT