

## \$567,900 - 22413 83a Avenue, Edmonton

MLS® #E4422787

**\$567,900**

3 Bedroom, 2.50 Bathroom, 1,723 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this former HOMES BY AVI SHOWHOME in the highly sought-after community of Rosenthal! This stunning property features a spacious, open floor plan with 9-foot ceilings and TWO EXPANSIVE LIVING ROOMS, perfect for both relaxation and entertainment. The bright and inviting chef's kitchen is equipped with stainless steel appliances and quartz countertops, offering both style and functionality. The kitchen and dining room provide an ideal space for daily living and hosting family and friends. Upstairs, you'll find three generously sized bedrooms, offering plenty of space and comfort. Additionally, there is a full laundry room upstairs for added convenience. This immaculately kept home is a MUST SEE. PARTLY FINISHED LEGAL BASEMENT SUITE WITH PERMITS! TWO FURANCES, ALL SUITE APPLIANCES + HVAC, PLUMBING AND ELECTRICAL COMPLETED. WELCOME HOME!

Built in 2019

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4422787  |
| Price     | \$567,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,723                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22413 83a Avenue     |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7R2              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft., Deck    |
| Parking   | Double Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 25th, 2025  
Days on Market                53  
Zoning                              Zone 58  
HOA Fees                         115  
HOA Fees Freq.                Annually

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