

# **\$539,900 - 22015 85 Avenue, Edmonton**

MLS® #E4440169

**\$539,900**

4 Bedroom, 3.50 Bathroom, 1,518 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to Rosenthal “ where comfort meets convenience! This stunning two-storey front-attached home is nestled in the highly desirable, amenity-rich community of Rosenthal in West Edmonton. Perfect for growing families or investors, it blends space, style, and a prime location. The home features three spacious bedrooms and two full bathrooms upstairs, while the fully finished basement with a separate entrance, offers an additional bedroom and full bath, making it ideal for guests, in-laws. The main floor includes an open-concept layout with generous living and dining areas and a convenient half-bathroom. Rosenthal isn't just a place to live; it's a lifestyle, with scenic walking trails, waterfalls, a floral-themed playground, and a spray park. Located near major stores, West Edmonton Mall, and Misericordia Hospital, it also offers quick access to transit and upcoming LRT. With a landscaped, fenced yard and gated side entrance, this move-in-ready home is outdoor-ready too.

Built in 2020

## **Essential Information**

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Price \$539,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,518
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22015 85 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7E4

### Amenities

Amenities	Deck, Guest Suite, No Smoking Home, Parking-Extra, Walkout Basement
Parking	Double Carport, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Hot Water, Electric
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Commercial, Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	6
Zoning	Zone 58
HOA Fees	100
HOA Fees Freq.	Annually

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