

## \$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 FURNANCES, 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                54  
Zoning                              Zone 58  
HOA Fees                         115  
HOA Fees Freq.                Annually

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 April 20th, 2025 at 6:32pm MDT