

## **\$575,000 - 22116 85 Avenue, Edmonton**

MLS® #E4445877

**\$575,000**

4 Bedroom, 3.50 Bathroom, 1,608 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this Legal Suited House in the heart of the Rosenthal Community. Park out back in the Double Car Garage or on the street and make your way inside. The upper suite has 2 levels. The main floor has a front and back entrance, open living room, dining room and kitchen with Island and lots of cabinets, and a 2-piece bathroom. Make your way upstairs and you will find a spacious primary bedroom with walk in closet and 4-piece ensuite, laundry room, 2 more bedrooms and another 4-piece bathroom. Access the LEGAL basement suite from the back. Once downstairs you will find an open living room, dining room, and kitchen with all the appliances, in-suite laundry, 1 bedroom and a 4-piece bathroom. Outside the basement suite you find the Utility room so you can access without bugging anyone. Great investment to rent out both suites, live in one and rent one or live in both! Close to Shopping, Schools, parks, new rec center coming soon, transit and so much more!

Built in 2018

### **Essential Information**

MLS® # E4445877

Price \$575,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,608
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22116 85 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7E4

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Guest Suite, Hot Water Tankless, Storage-In-Suite, Vinyl Windows, HRV System
Parking Spaces	4
Parking	2 Outdoor Stalls, Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Window Coverings, 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, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby,

	Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	11
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually

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Listing information last updated on July 15th, 2025 at 5:47pm MDT