

Courtesy Of Adrian Nedelec Of Exp Realty

\$524,900 - 22123 89 Avenue, Edmonton

MLS® #E4446684

\$524,900

4 Bedroom, 3.50 Bathroom, 1,571 sqft
Single Family on 0.00 Acres

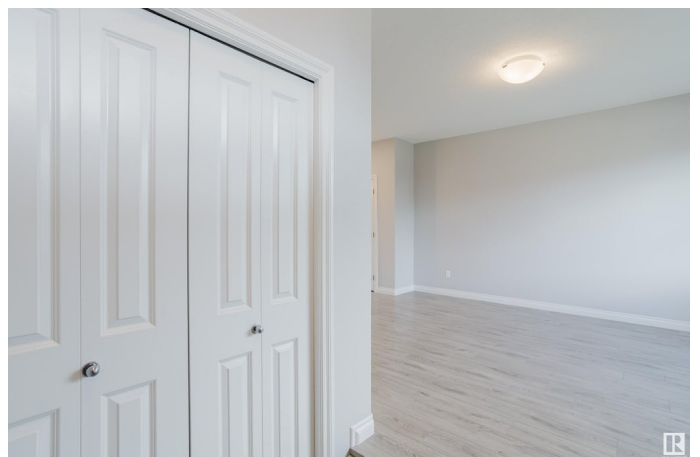
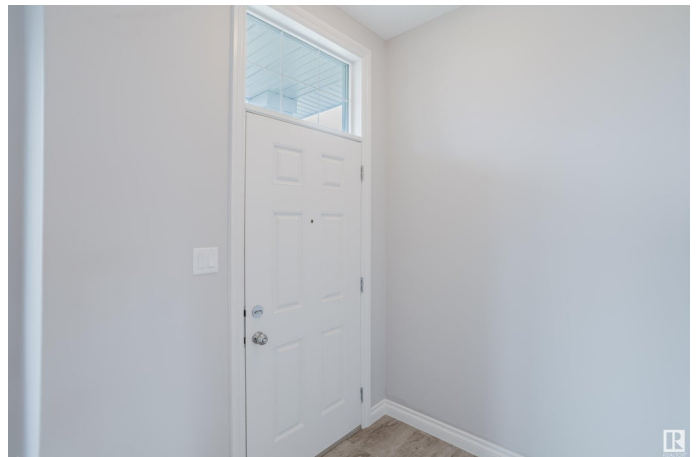
Rosenthal (Edmonton), Edmonton, AB

Looking for a bright, modern home in a prime West Edmonton location? This stunning Rosenthal property offers excellent curb appeal and a functional layout, just minutes from Rosenthal Park, Lewis Estates Golf Course, Costco, and other key West Edmonton amenities. Step inside to a professionally cleaned, sun-filled main floor featuring an open-concept layout, spacious living area, modern kitchen with stainless steel appliances and a double-door pantry, and a mudroom leading to a detached double garage. Upstairs, you'll find three bedrooms, a 4pc bath, a primary 4pc ensuite, and convenient upper-floor laundry. The 1-bedroom legal basement suite has a separate entrance, its own 4pc bath, and in-suite laundry. With street parking available and a sought-after location, this is an excellent opportunity in West Edmonton!

Built in 2017

Essential Information

MLS® #	E4446684
Price	\$524,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,571
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22123 89 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7G9

Amenities

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, 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, Brick, Vinyl, See Remarks
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl, See Remarks
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 9th, 2025
Days on Market	31
Zoning	Zone 58
HOA Fees	110
HOA Fees Freq.	Annually

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Listing information last updated on August 9th, 2025 at 3:17pm MDT