

## \$400,000 - 1075 Rosenthal Boulevard, Edmonton

MLS® #E4442085

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,727 sqft

Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

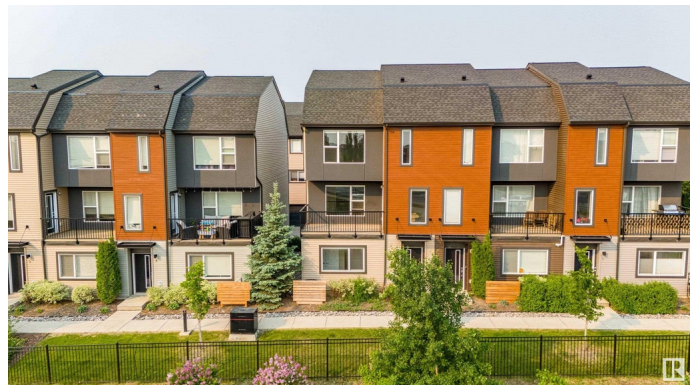
Amazing LAKE VIEWS! Welcome to this FULLY Upgraded Townhouse with TONS of SUNLIGHT in Rosenthal and Great VIEWS from your EAST facing Deck! This Exceptional 3-Bed END UNIT boasts 1726 ft<sup>2</sup>, 3 BEDS & 2.5 BATHS & features an OPEN Concept layout with a HUGE living room, large dining area, SLEEK kitchen with 2 TONE Cabinets, QUARTZ counters STAINLESS App'ls & every upgrade available from the Builder - Better than the Showhome! A striking GLASS WALL adds elegance & class to this already classy home. The upper level includes a primary suite with 3 PC en-suite, two Add'l bedrooms, and a full 4 PC bath with GLASS Doors. This home offers ample storage & DOUBLE Attached GARAGE & CENTRAL AIR conditioning for those summer days. Enjoy walking Trails, Parks & easy access to Anthony Henday & Whitemud Freeway. Close to ALL Amenities & River Cree Resort . This move-in-ready townhouse is a must-see! Some pictures are Virtually Staged. LOW CONDO FEES too! Garage Opener also works on phone APP. Pride of Ownership lives here

Built in 2017

### Essential Information

MLS® # E4442085

Price \$400,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,727             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1075 Rosenthal Boulevard |
| Area        | Edmonton                 |
| Subdivision | Rosenthal (Edmonton)     |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5T 7G5                  |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors<br>Smoke, No Animal Home, No Smoking Home, Smart/Program.<br>Thermostat, Vinyl Windows |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,<br>Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer,<br>Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | None, See Remarks  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, View Lake, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 58         |
| HOA Fees       | 115.5           |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$300           |

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Listing information last updated on June 16th, 2025 at 9:17am MDT