

## \$549,000 - 22512 80 Avenue, Edmonton

MLS® #E4464137

**\$549,000**

4 Bedroom, 3.50 Bathroom, 1,500 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Beautiful 2- Storey in Rosenthal featuring 4 bedroom and 3.5 baths with a fully finished basement. modern open-concept design, upgraded kitchen with gas range, quartz counter and island. primary bedroom with ensuite, upper laundry, and natural gas BBQ hookup in backyard. close to park, Schools and new Rec center ! Fully finished basement comes complete with a bedroom, second kitchen, full bath, second laundry & recreation area - perfect for extended family or guests. Double detached garage adds everyday convenience. Close to all amenities!

Built in 2021

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4464137               |
| Price          | \$549,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,500                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey Split         |



Status Active

### Community Information

Address 22512 80 Avenue  
Area Edmonton  
Subdivision Rosenthal (Edmonton)  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5T 7H8

### Amenities

Amenities On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup, Natural Gas Stove Hookup  
Parking Spaces 2  
Parking Double Garage Detached

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Microwave Hood Fan, Oven-Microwave, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two  
Heating Forced Air-1, Electric  
Stories 2  
Has Suite Yes  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Back Lane, Fenced, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed October 30th, 2025  
Days on Market 6

|                |          |
|----------------|----------|
| Zoning         | Zone 58  |
| HOA Fees       | 115.5    |
| HOA Fees Freq. | Annually |

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Listing information last updated on November 5th, 2025 at 1:32pm MST