

Courtesy Of Nikola Jankovic Of Sweetly

\$509,900 - 22703 82 Avenue, Edmonton

MLS® #E4418080

\$509,900

3 Bedroom, 2.50 Bathroom, 1,665 sqft
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the Career 3 Storey 18 by Cantiro Homes. It is a stunning and unique single family home designed for hosting and style. Situated on a desirable CORNER LOT, this 3 bed 2.5 baths features extra side and floor-to-ceiling windows on each level, flooding the space with natural light. The ground floor includes a welcoming guest reception and a flex room, perfect for a home office or gym. The main level boasts a sleek kitchen, spacious living and dining area with a modern fireplace and an expansive 18x10 outdoor lounge. Upstairs, the primary suite includes an oversized walk in closet, luxurious ensuite with dual sinks, a freestanding tub, and a tiled shower. Additional highlights include a horizontal metal railing, fireplace, double attached garage, front fenced yard and landscaping. *photos are for representation only. Colours and finishing may vary*

Built in 2025

Essential Information

| | |
|------------|-----------|
| MLS® # | E4418080 |
| Price | \$509,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 1,665 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 22703 82 Avenue |
| Area | Edmonton |
| Subdivision | Rosenthal (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4N 4N5 |

Amenities

| | |
|-----------|--|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Corner Lot, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed January 15th, 2025
Days on Market 81
Zoning Zone 58
HOA Fees 210
HOA Fees Freq. Annually



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Listing information last updated on April 6th, 2025 at 4:02am MDT