# \$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**

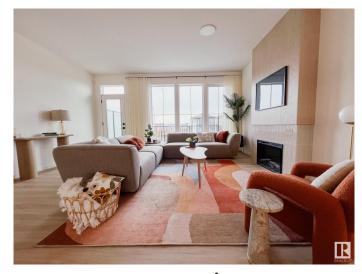
Date Listed January 15th, 2025

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