\$509,900 - 22703 82 Avenue, Edmonton

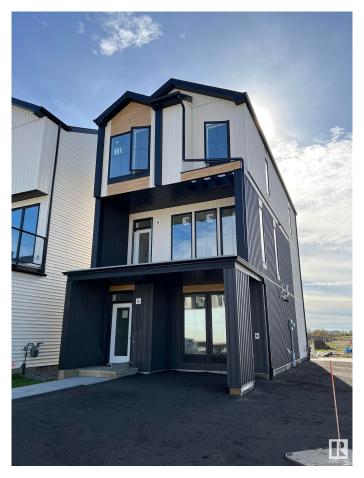
MLS® #E4418080

\$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 |
| Туре | 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 Stove-Electric | Fan, | Oven-Microwave, | Refrigerator, |
| 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 | 94 |
| Zoning | Zone 58 |
| HOA Fees | 210 |
| HOA Fees Freq. | Annually |



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Listing information last updated on April 19th, 2025 at 2:47am MDT