

# \$729,900 - 21832 80 Avenue, Edmonton

MLS® #E4425523

**\$729,900**

4 Bedroom, 2.50 Bathroom, 1,428 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Well well well. What have we here? It's a beautiful walk-out bungalow in desirable Rosenthal with great access to shopping, freeways, and amenities. The home itself is a gem, in great shape with amazing finishing throughout. Fully developed both upstairs and down, this home is tasteful, elegant, and beautiful. A few key features include a double garage, walk through pantry, and main floor laundry. You'll love the tall windows and natural light, not to mention the welcoming open spaces. Downstairs also features 2 large bedrooms, The walkout yard backs on to a man made lake, so there are no neighbours right on top of you. The yard is also unusually spacious, and there's a gate in the back if you want to go for a walk and enjoy the location. This gorgeous home really does offer it all.

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425523  |
| Price          | \$729,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,428     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2015                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 21832 80 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4S2              |

### **Amenities**

|               |   |
|---------------|---|
| Amenities     | Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking       | Double Garage Attached  |
| Is Waterfront | Yes   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Lake, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 11th, 2025

Days on Market      23

Zoning                 Zone 58

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Listing information last updated on April 3rd, 2025 at 2:32pm MDT