# \$627,900 - 22816 82 Ave, Edmonton

MLS® #E4437658

## \$627,900

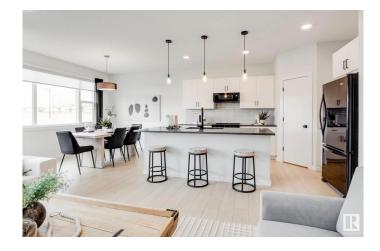
4 Bedroom, 2.50 Bathroom, 2,069 sqft Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

LOOKING FOR A CHANGE...look no further....Introducing the "HALLIDAY― by master builder, HOMES BY AVI. Exceptional 2 storey home in vibrant community of Rosenthal. Showcases 4 spacious bedrooms, 2.5 baths, main level office, upper-level bonus room, full sized laundry room PLUS separate side entrance for future basement development. Welcoming foyer transitions to open concept great room complimented by luxury vinyl plank flooring, electric f/p & large windows for array of natural light. Heart of home is its amazing kitchen that boasts abundance of cabinets w/quartz countertops, eat-on centre island w/silgranit sink, pantry, spacious dinette & generous appliance allowance. Owners' suite is accented with spa inspired 5-piece ensuite with dual sinks, soaker tub, glass shower, stall & WIC. 3 junior rooms w/spacious closets & 4 pc bath. Great location, backing onto walking trails w/back deck & BBQ gas line. Don't Miss Out on current promo that includes landscaping gift card & window coverings...FANTASTIC!!







Built in 2025

# **Essential Information**

MLS® # E4437658 Price \$627,900 Bedrooms 4

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,069

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 22816 82 Ave

Area Edmonton

Subdivision Rosenthal (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 7X9

#### **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Hot Water Electric,

Television Connection, Vinyl Windows, HRV System, 9 ft. Basement

Ceiling

Parking Spaces 4

Parking Double Garage Attached, Front Drive Access

# Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert, Mantel, Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features No Back Lane, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, Partially Fenced

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary La Perle School

Middle Michael Phair School

High Jasper Place High School

## **Additional Information**

Date Listed May 21st, 2025

Days on Market 17

Zoning Zone 58

HOA Fees 120

HOA Fees Freq. Annually

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Listing information last updated on June 7th, 2025 at 2:02pm MDT