

## \$569,900 - 22931 80 Avenue, Edmonton

MLS® #E4442108

**\$569,900**

3 Bedroom, 2.50 Bathroom, 1,711 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the Family Aspire 20 by award-winning Cantiro Homes, ideally located in the sought-after west end community of Rosenthal. Backing onto peaceful GREENSPACE, this SW-backing 3 bed, 2.5 bath home is designed for modern family living—balancing space, comfort, and function. The main floor features a family-friendly entry with ample storage, open-concept living/dining, and a kitchen built for both flow and efficiency—perfect for busy mornings or casual dinners. Upstairs, an oversized central family room offers the perfect retreat, while the spacious primary suite includes a walk-in closet and ensuite with dual sinks and tiled shower with glass door. Highlights include iron spindle railing, a 3ft garage extension (17'x26') for added storage, and a Whirlpool kitchen appliance package. Steps from Rosenthal's scenic trails, spray park, and playgrounds—this home offers unmatched lifestyle and location. Photos for representation only. Finishes may vary.

Built in 2025

### Essential Information

MLS® #	E4442108
Price	\$569,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,711
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22931 80 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7Y1

### Amenities

Amenities	Ceiling 9 ft., See Remarks, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	68
Zoning	Zone 58
HOA Fees	210
HOA Fees Freq.	Annually

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