

\$484,900 - 22207 89 Avenue, Edmonton

MLS® #E4434794

\$484,900

3 Bedroom, 2.50 Bathroom, 1,557 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Charming 2-storey home. Step inside to a bright front foyer that overlooks the beautifully landscaped front yard. An open-concept kitchen and dining area, designed for seamless flow and interaction. The kitchen is equipped with a convenient island that includes a sink and dishwasher. On the main floor, you'll find a 2-piece bathroom for guests' convenience. The dining room provides access to the back door, leading out to a deck that overlooks a fully fenced backyard - perfect for children and pets to play safely. A pathway guides you to the double detached garage, ensuring ample parking. Upstairs, the primary bedroom is complete with a walk-in closet and a 4-piece ensuite. 2 additional bedrooms offer plenty of room for a family or guests, with a 4-piece bathroom located in the hallway. The laundry room is situated on the upper level, enhancing the home's practicality. The unfinished basement presents a blank canvas, ready for your personal touch! Don't miss your chance to make this house your home!

Built in 2016

Essential Information

MLS® # E4434794

Price \$484,900

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,557 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 22207 89 Avenue |
| Area | Edmonton |
| Subdivision | Rosenthal (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 7H1 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Detectors Smoke |
| Parking | Double Garage Detached |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Flat Site, Golf Nearby, Low Maintenance Landscape, Not Fenced, Partially Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 6th, 2025 |
| Days on Market | 33 |
| Zoning | Zone 58 |

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