



Edmonton **Rosenthal (Edmonton)** **LP:** **\$500,000**
 22123 88 AV NW T5T 7H3 **SP:** **M**

Listing ID # E4488582 **ACTIVE**
Building Type Detached Single Family
Style 2 Storey
Year Built 2017
Full Baths 3
Half Baths 1
Total Baths 3.1
Tot Flr AG SqFt 1,465.52
Sold Date
Bedrooms Above 3
Bedrooms Total 4
Basement Full
Basement Dev Fully Finished
Tot Flr AG SqM 136.15

URL-Virtual Tour **URL-Brochure**

If you need extra space for extended family you'll appreciate the professionally developed basement with kitchenette, living room, bedroom, 4-piece bath and private laundry facilities! Move-in ready, the entire home is well designed and shows like new! You'll love the bright and spacious main floor. From the inviting living room with large windows and a fireplace to the white kitchen with its huge island and dining area, this home is perfect for day-to-day family life. The upper level has a luxurious primary suite with full ensuite and large walk-in closet. There are two more bedrooms on this floor as well as a 4-piece bath and convenient second floor laundry! Outside you'll appreciate the fully fenced yard. The garage pad is poured and ready for future development, and in the meantime there's convenient parking for 2 vehicles. Close to parks and shopping, you'll love your new home and your new neighbourhood. Near the new Lewis Farms recreational facility opening in 2028! Bonus: central air conditioning!

Directions

Living Room	4.13x3.82	M	Bedroom 3	3.16x2.72	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	4.01x2.86	M	Bedroom 4	5.37x2.71	B	1	4	U	Yes	Main	67.15	722.80
Kitchen	4.01x3.58	M	Second Kitchen	3.69x2.93	B	2	4	U	No	Upper	69.01	742.82
Family Room	3.18x2.44	B	Laundry Room		U	3	4	B	No	Above Grd		
Den			Laundry Room		B	4	2	M	No	Lower	60.40	650.15
Bonus Room			Utility Room	2.80x2.51	B	5				Below Grd		
Primary Bedrm	4.17x3.56	U				6				Tot Flr AG	136.15	1,465.52
Bedroom 2	3.68x2.95	U				7				# Finished	3	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete Slab
Roof Type Asphalt Shingles
Exterior Vinyl
Flooring Carpet Over Softwood, Laminate Flooring
Features Air Conditioner, Deck, No Smoking Home, See Remarks
Construction Wood Frame
Basement Full / Fully Finished
Separate Ent
2nd Suite No **Permit By Seller** No
Garage Suite **Permit**
Garden Suite **Permit**
Lot Shape Rectangular **Front Exposure** West
Lot Size SqM 304.47 **F x D (m)** 8.70 x 35.10
Zoning
Tax Amount \$4,643.70 / 2025
Conform Type Title Insurance
Conform Year
Goods Incl Air Conditioning-Central, Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Goods Excl

Warranty
Fireplace Yes
FP Fuel Electric
FP Type Glass Door
HOA Y/N Yes
HOA Fee/Schd \$110.00 / Annually
HOA Fee Incls Amenities w/HOA
Site Features Back Lane, Fenced, Park/Reserve, Playground Nearby, Shopping Nearby
Parking Parking Pad Cement/Paved

Road Access	Paved	Park Encl/Tot	/ 2	Garage Dim
Condo Name		Floor Location		Floor#
Condo Fee	Fee Schedule	#Floors in Build		Elevator
Fee Includes		Balcony/Terrace		Min Age
		Titled Storage		
		Parking Type		
		Unit Exposure		