



Edmonton **Rosenthal (Edmonton)** **LP:** **\$475,000**
22123 88 AV NW T5T 7H3 **SP:** **M**

Listing ID # E4505455 **ACTIVE**
Building Type Detached Single Family
Style 2 Storey
Year Built 2017
Full Baths 3
Half Baths 1
Total Baths 3.1
Sold Date
Bedrooms Above 3
Bedrooms Total 4
Basement Full
Basement Dev Fully Finished
Tot Flr AG SqM 136.15
Tot Flr AG SqFt 1,465.52

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		
Bonus Room			Utility Room	2.80x2.51	B	5				Below Grd	60.40	650.15
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
Garage Suite
Garden Suite
Lot Shape Rectangular
Lot Size SqM
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

Goods Incl Air Conditioning-Central, Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two

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	#Floors in Build	Elevator
Fee Includes	Balcony/Terrace	Min Age
	Titled Storage	
	Parking Type	
	Unit Exposure	