\$627,900 - 22816 82 Ave, Edmonton

MLS® #E4437658

\$627,900

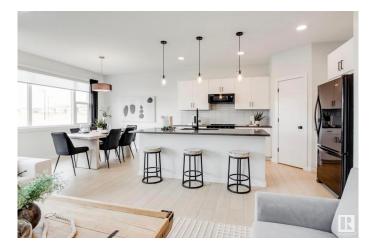
4 Bedroom, 2.50 Bathroom, 2,069 sqft Single Family on 0.00 Acres

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. Ownersâ€[™] 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 |
| Туре | 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 | 26 |
| Zoning | Zone 58 |
| HOA Fees | 120 |
| HOA Fees Freq. | Annually |

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Listing information last updated on June 16th, 2025 at 12:32pm MDT