

## \$374,900 - 22727 84 Avenue, Edmonton

MLS® #E4443117

**\$374,900**

2 Bedroom, 2.50 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

NO CONDO FEE for this beautiful END UNIT TOWN HOUSE in the desirable Rosenthal neighborhood offers a fantastic opportunity. The upper level features two spacious bedrooms and two full bathrooms one of them ensuite, while the lower level includes a convenient half-bath. The home boasts an open-concept living and dining area, perfect for entertaining. The kitchen is outfitted with classic white cabinetry and opens to a private balcony, ideal for morning coffee or evening relaxation. On the lower level near the entrance, there's a versatile bonus room with a small closet—perfect as a third bedroom, home office, or flex space. Additional highlights include a rear-over sized single attached garage and a charming front yard, perfect for a flower bed or garden. Located close to shopping, including Costco and other amenities, this is a perfect starter home in a great location!

Built in 2023

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4443117  |
| Price      | \$374,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                      |
|----------------|----------------------|
| Half Baths     | 1                    |
| Square Footage | 1,206                |
| Acres          | 0.00                 |
| Year Built     | 2023                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 3 Storey             |
| Status         | Active               |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22727 84 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4B4              |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Detectors Smoke, No Smoking Home   |
| Parking   | Over Sized, Single Garage Attached |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Stories           | 3                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | None, No Basement                                                                                 |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Back Lane, Cross Fenced, Low Maintenance Landscape, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Vinyl                                                         |
| Foundation        | Concrete Perimeter                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 48              |
| Zoning         | Zone 58         |
| HOA Fees       | 102             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 6th, 2025 at 2:17pm MDT