

## **\$639,900 - 21707 85 Avenue, Edmonton**

MLS® #E4430439

**\$639,900**

3 Bedroom, 3.50 Bathroom, 1,642 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Discover this exquisite PRE-INSPECTED one-of-a-kind home situated on a LARGE LOT in ROSENTHAL! This property blends a chef-inspired kitchen boasting ample quartz counters & cabinet space, an open layout seamlessly flowing into the dining/living areas, a SUN ROOM, and a gas FIREPLACE & HARDWOOD flooringâ€”perfect for indoor/outdoor entertaining. The main floor also offers a 2-pc bathroom, a laundry closet & access to a double attached garage. Upstairs, enjoy a grand BONUS ROOM, a lavish primary suite featuring a walk-in closet & spa-like 5-PC ensuite with a separate shower & tub. Two additional spacious bedrooms & another bathroom complete the top level. The basement is almost completely finished & offers a REC ROOM, a den, a 4-PC bathroom & a large storage/utility room. Outside, the fully landscaped & fenced LARGE YARD includes a separate covered BBQ area, a veggie garden, gazebo & newly planted trees. Located next to shopping centers, schools, and the upcoming Lewis Farms REC CENTER make this a hidden gem!

Built in 2017

### **Essential Information**

MLS® # E4430439

Price \$639,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,642                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 21707 85 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6K 1K7              |

### Amenities

|                |                                                                                                                                                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Gazebo, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Sunroom, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 4                                                                                                                                                                                                                                                    |
| Parking        | Double Garage Attached, Insulated                                                                                                                                                                                                                    |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                     |
| Fireplace         | Yes                                                                                                           |
| Fireplaces        | Mantel, Stone Facing                                                                                          |
| Stories           | 2                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full, Partially Finished                                                                                      |

**Exterior**

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                       |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                         |
| Construction      | Wood, Stone, Vinyl                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 32               |
| Zoning         | Zone 58          |
| HOA Fees       | 105              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 13th, 2025 at 7:02am MDT