

\$569,900 - 22931 80 Avenue, Edmonton

MLS® #E4442108

\$569,900

3 Bedroom, 2.50 Bathroom, 1,711 sqft
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the Family Aspire 20 by award-winning Cantiro Homes, ideally located in the sought-after west end community of Rosenthal. Backing onto peaceful GREENSPACE, this SW-backing 3 bed, 2.5 bath home is designed for modern family living—balancing space, comfort, and function. The main floor features a family-friendly entry with ample storage, open-concept living/dining, and a kitchen built for both flow and efficiency—perfect for busy mornings or casual dinners. Upstairs, an oversized central family room offers the perfect retreat, while the spacious primary suite includes a walk-in closet and ensuite with dual sinks and tiled shower with glass door. Highlights include iron spindle railing, a 3ft garage extension (17'x26') for added storage, and a Whirlpool kitchen appliance package. Steps from Rosenthal's scenic trails, spray park, and playgrounds—this home offers unmatched lifestyle and location. Photos for representation only. Finishes may vary.

Built in 2025

Essential Information

| | |
|--------|-----------|
| MLS® # | E4442108 |
| Price | \$569,900 |



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,711 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 22931 80 Avenue |
| Area | Edmonton |
| Subdivision | Rosenthal (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 7Y1 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 9 ft., See Remarks, HRV System |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 94 |
| Zoning | Zone 58 |
| HOA Fees | 210 |
| HOA Fees Freq. | Annually |

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Listing information last updated on September 14th, 2025 at 10:02am MDT