# \$459,698 - 22911 82 Avenue, Edmonton

MLS® #E4445148

#### \$459.698

3 Bedroom, 2.50 Bathroom, 1,668 sqft Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the "Brooklyn" built by the award-winning builder Pacesetter homes and is located in the heart of Rosenthal. The Brooklyn model is 1,648 square feet and has a stunning floorplan with plenty of open space. Three bedrooms and two-and-a-half bathrooms are laid out to maximize functionality, making way for a spacious bonus room area, upstairs laundry, and an open to above staircase. The kitchen has a large island which is next to a sizeable nook and great room with stunning 3 panel windows. Close to all amenities and easy access to the Anthony Henday and Manning Drive. This home also ha a side separate entrance and two large windows perfect for a future income suite. \*\*\* Home is under construction and almost complete the photos being used are from the exact home recently built but colors may vary, home should be completed by March 2026 \*\*\*

Built in 2025

#### **Essential Information**

MLS® # E4445148 Price \$459.698

Bedrooms 3
Bathrooms 2.50
Full Baths 2







Half Baths 1

Square Footage 1,668
Acres 0.00
Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 22911 82 Avenue

Area Edmonton

Subdivision Rosenthal (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 4N5

### **Amenities**

Amenities See Remarks

Parking Pad Cement/Paved

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby, See

Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 29th, 2025

Days on Market 109

Zoning Zone 58

HOA Fees 65

HOA Fees Freq. Annually

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