

## \$430,000 - 1248 Rosenthal Boulevard, Edmonton

MLS® #E4454594

**\$430,000**

4 Bedroom, 3.50 Bathroom, 1,302 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome into this charming 2-storey attached home, perfect for first-time buyers and young families! With about 1,300 sq. ft. of well-maintained living space, this 3-bedroom above grade & 1 bedroom basement, 3.5-bath home offers an open-concept main floor, ideal for entertaining or cozy family nights. The kitchen shines with modern finishes. Enjoy outdoor living with a beautifully backyard, spacious deck, perfect for morning coffee or evening relaxation. The basement is finished with 1 bedroom and 3 pcs washroom. Located in Rosenthal, one of West Edmonton's most desirable communities, you'll love the parks, trails, spray park, and scenic water features. Plus, with quick access to Whitemud Drive & Anthony Henday, shopping, dining, and entertainment are just minutes away. Don't miss out on this incredible opportunity—your dream home awaits!

Built in 2020

### Essential Information

MLS® #	E4454594
Price	\$430,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,302
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	1248 Rosenthal Boulevard
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7N6

### Amenities

Amenities	Carbon Monoxide Detectors, Smoke Detectors, Central Air Conditioning
Parking	Parking Pad Cement/Paved, Driveway

### Interior

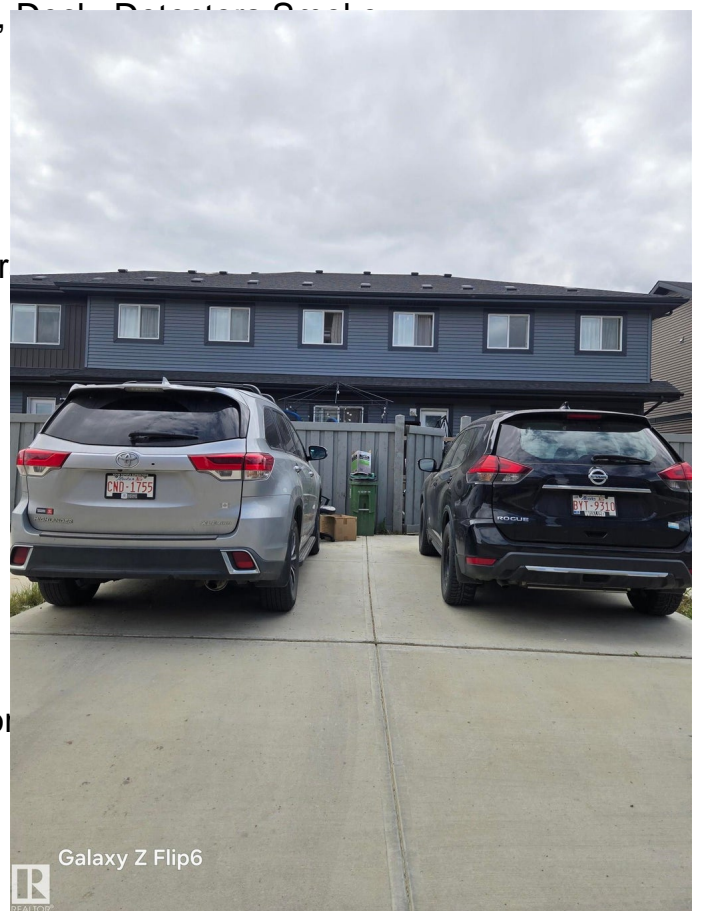
Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove, Microwave, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 23rd, 2025
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Days on Market	3
Zoning	Zone 58

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Listing information last updated on August 26th, 2025 at 9:18am MDT