

Courtesy Of Leanne Cunningham Of Liv Real Estate

## \$599,000 - 22540 82 Avenue, Edmonton

MLS® #E4462108

**\$599,000**

4 Bedroom, 3.50 Bathroom, 1,746 sqft  
Single Family on 0.00 Acres

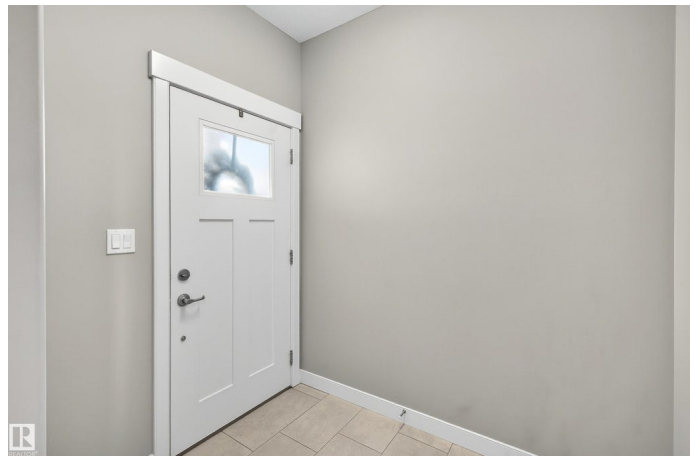
Rosenthal (Edmonton), Edmonton, AB

Welcome to this immaculate family home with a legal basement suite in Rosenthal! The main floor features engineered hardwood, 24" tile, a spacious kitchen with stainless appliances including a built-in microwave, an organized corner pantry, large island with quartz counters, soft close cabinets & drawers, and a cozy gas fireplace with maple mantel. Step out to the great yard with large wood deck backing scenic walking trails. Upstairs offers 3 bedrooms, a sun-filled bonus room, convenient laundry, and a spa-inspired primary ensuite with soaker tub and stand alone shower. The legal basement suite includes its own side entrance, spacious living and dining space, large bedroom, 4pc bath, and laundry—ideal for income or extended family. Upgrades include triple-pane windows with wood blinds, water softener, two high-efficiency furnaces, and a large hot water tank. Rosenthal boasts walking and biking trails, water features, a playground, splash park, and will soon be home to a new recreation facility!

Built in 2017

### Essential Information

MLS® #	E4462108
Price	\$599,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,746
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22540 82 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7G1

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Guest Suite, Hot Water Natural Gas, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Water Softener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Corner Lot, Fenced, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	La Perle School
Middle	McKernan School
High	Jasper Place High School

## Additional Information

Date Listed	October 15th, 2025
Days on Market	6
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually

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Listing information last updated on October 20th, 2025 at 11:17pm MDT