

\$550,000 - 22223 89 Avenue, Edmonton

MLS® #E4453650

\$550,000

4 Bedroom, 3.50 Bathroom, 1,516 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this beautifully maintained and freshly painted gem in the heart of Rosenthal, offering comfort, style, and income potential! This move-in ready home features a legal 1-bedroom basement suite—perfect for extended family, guests, or as a mortgage helper. Step inside to discover a spacious, oversized kitchen with sleek modern cabinetry, stainless steel appliances, and ample counter space—ideal for both daily living and entertaining. Upstairs, you'll find 3 bright and generously sized bedrooms. Outside, enjoy the convenience of a detached double garage with a full-length driveway offering additional parking. Your furry friends will love the dedicated dog run, and you'll love the peace of mind it brings. Downstairs, the legal suite impresses with its own extra-large kitchen, stylish finishes, and a comfortable bedroom. Located in a family-friendly community with parks, walking trails, and quick access to amenities, this is a rare opportunity you don't want to miss.

Built in 2017

Essential Information

MLS® # E4453650

Price \$550,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,516
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22223 89 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H1

Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Instant, Vinyl Windows, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	LaPerle/St.Josephine
Middle	Michael Phair/St.Josephine
High	Jasper Place/FrancisXavier

Additional Information

Date Listed	August 19th, 2025
Days on Market	2
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually

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