\$627,900 - 22816 82 Ave, Edmonton

MLS® #E4437658

\$627,900

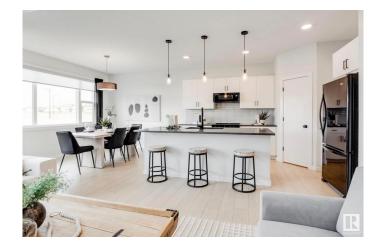
4 Bedroom, 2.50 Bathroom, 2,069 sqft Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

LOOKING FOR A CHANGE...look no further....Introducing the "HALLIDAY― by master builder, HOMES BY AVI. Exceptional 2 storey home in vibrant community of Rosenthal. Showcases 4 spacious bedrooms, 2.5 baths, main level office, upper-level bonus room, full sized laundry room PLUS separate side entrance for future basement development. Welcoming foyer transitions to open concept great room complimented by luxury vinyl plank flooring, electric f/p & large windows for array of natural light. Heart of home is its amazing kitchen that boasts abundance of cabinets w/quartz countertops, eat-on centre island w/silgranit sink, pantry, spacious dinette & generous appliance allowance. Owners' suite is accented with spa inspired 5-piece ensuite with dual sinks, soaker tub, glass shower, stall & WIC. 3 junior rooms w/spacious closets & 4 pc bath. Great location, backing onto walking trails w/back deck & BBQ gas line. Don't Miss Out on current promo that includes landscaping gift card & window coverings...FANTASTIC!!







Built in 2025

Essential Information

MLS® # E4437658 Price \$627,900 Bedrooms 4

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,069

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

Community Information

Address 22816 82 Ave

Area Edmonton

Subdivision Rosenthal (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 7X9

Amenities

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Hot Water Electric,

Television Connection, Vinyl Windows, HRV System, 9 ft. Basement

Ceiling

Parking Spaces 4

Parking Double Garage Attached, Front Drive Access

Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert, Mantel, Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features No Back Lane, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, Partially Fenced

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary La Perle School

Middle Michael Phair School

High Jasper Place High School

Additional Information

Date Listed May 21st, 2025

Days on Market 3

Zoning Zone 58

HOA Fees 120

HOA Fees Freq. Annually

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Listing information last updated on May 24th, 2025 at 6:32am MDT