

## \$435,000 - 22326 82 Avenue, Edmonton

MLS® #E4433146

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to your new home in the community of Rosenthal, located in the city's west end. This half duplex is situated on a corner lot with no rear neighbours and a massive green space with walking paths and a spray park right behind it. Your home features 3 beds + flex room, 2.5 baths, central A/C, a gas fireplace, stainless steel kitchen appliances, and a big backyard. The basement also features rough-ins for future development and investment potential. This home is located just off of Whitemud Drive and the Anthony Henday, and there is also a transit stop right behind, allowing easy access throughout the city. You are also conveniently located within minutes of West Edmonton Mall, Costco, shopping centers, schools, restaurants, banks, gyms, golf courses, a future Rec center, and more. Best of all, it is ready for immediate possession!

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433146  |
| Price      | \$435,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,399         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22326 82 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7A2              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Front Porch, No Smoking Home, Parking-Extra |
| Parking Spaces | 2   |
| Parking        | Single Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 58          |
| HOA Fees       | 115.5            |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 1st, 2025 at 2:17pm MDT