\$524,900 - 22123 89 Avenue, Edmonton

MLS® #E4446684

\$524,900

4 Bedroom, 3.50 Bathroom, 1,571 sqft Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Looking for a bright, modern home in a prime West Edmonton location? This stunning Rosenthal property offers excellent curb appeal and a functional layout, just minutes from Rosenthal Park, Lewis Estates Golf Course, Costco, and other key West Edmonton amenities. Step inside to a professionally cleaned, sun-filled main floor featuring an open-concept layout, spacious living area, modern kitchen with stainless steel appliances and a double-door pantry, and a mudroom leading to a detached double garage. Upstairs, you'II find three bedrooms, a 4pc bath, a primary 4pc ensuite, and convenient upper-floor laundry. The 1-bedroom legal basement suite has a separate entrance, its own 4pc bath, and in-suite laundry. With street parking available and a sought-after location, this is an excellent opportunity in West Edmonton!



Essential Information

MLS® # E4446684 Price \$524,900

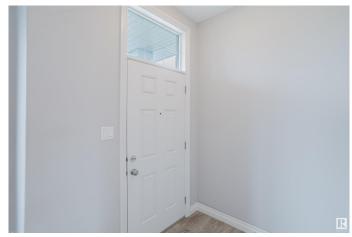
Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1







Square Footage 1,571
Acres 0.00
Year Built 2017

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 22123 89 Avenue

Area Edmonton

Subdivision Rosenthal (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 7G9

Amenities

Amenities No Animal Home, No Smoking Home, See Remarks

Parking Spaces 2

Parking Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two,

Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two

Heating Forced Air-2, Natural Gas

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Brick, Vinyl, See Remarks

Exterior Features Back Lane, Fenced, Low Maintenance Landscape, See Remarks

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl, See Remarks

Foundation Concrete Perimeter

Additional Information

Date Listed July 9th, 2025

Days on Market 21

Zoning Zone 58

HOA Fees 110

HOA Fees Freq. Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 30th, 2025 at 8:32pm MDT