

\$534,900 - 22015 85 Ave, Edmonton

MLS® #E4462200

\$534,900

4 Bedroom, 3.50 Bathroom, 1,570 sqft
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

This stunning 4-bedroom single-family home in the vibrant Rosenthal community of West Edmonton awaits! Complete with a fully finished basement, a 2-car attached garage, a 7x7 storage shed, and a deck included, this property offers modern comfort and unmatched convenience. Nestled in a prime location, it's just steps from top-rated schools, playgrounds, parks, and public transportation. With a \$300 million state-of-the-art recreation center currently under construction, Rosenthal is a thriving, family-friendly neighborhood poised for growth. Don't miss this opportunity to own a spacious, move-in-ready home in a dynamic community where urban convenience meets suburban charm.

Built in 2020

Essential Information

MLS® #	E4462200
Price	\$534,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,570
Acres	0.00



Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22015 85 Ave
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7E4

Amenities

Amenities	Ceiling 9 ft., Deck, HRV System
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Commercial, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 15th, 2025
Days on Market	3

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 October 18th, 2025 at 3:17am MDT