

# **\$644,765 - 22916 82 Avenue, Edmonton**

MLS® #E4448081

**\$644,765**

4 Bedroom, 2.50 Bathroom, 1,903 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the "Willow" built by the award-winning builder Pacesetter homes and is located in the heart Rosenthal and just steps to the walking trails and parks. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 2 piece bathroom. Upstairs is the primary retreat with a large walk in closet and a 4-piece en-suite. The second level also include 3 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room. The unspoiled basement has a side separate entrance and larger then average windows perfect for a future suite. \*\*\* This home is under construction and the photos used are from a previous similar home, the colors and finishings may vary , should be complete by March 2026 \*\*\*

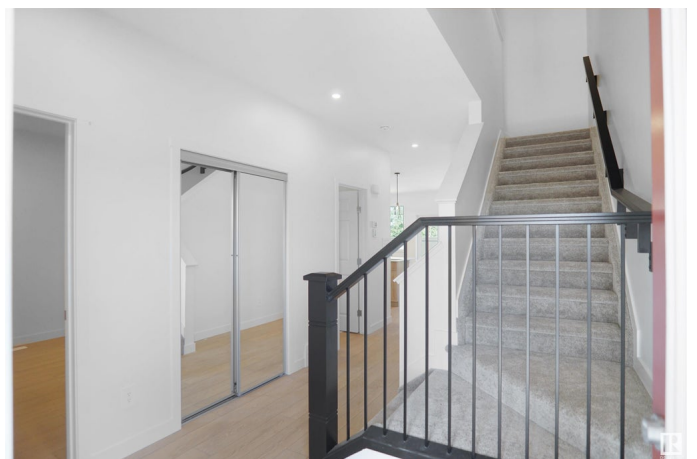
Built in 2025

## **Essential Information**

MLS® # E4448081

Price \$644,765

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,903
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22916 82 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4N5

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 15th, 2025  
Days on Market                64  
Zoning                            Zone 58  
HOA Fees                        75  
HOA Fees Freq.                Annually

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