

## **\$625,000 - 21707 85 Avenue, Edmonton**

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MLS® #E4430439

**\$625,000**

3 Bedroom, 3.50 Bathroom, 1,642 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Discover this exquisite PRE-INSPECTED one-of-a-kind home situated on a LARGE LOT in ROSENTHAL! This property blends a chef-inspired kitchen boasting ample quartz counters & cabinet space, an open layout seamlessly flowing into the dining/living areas, a SUN ROOM, and a gas FIREPLACE & HARDWOOD flooringâ€”perfect for indoor/outdoor entertaining. The main floor also offers a 2-pc bathroom, a laundry closet & access to a double attached garage. Upstairs, enjoy a grand BONUS ROOM, a lavish primary suite featuring a walk-in closet & spa-like 5-PC ensuite with a separate shower & tub. Two additional spacious bedrooms & another bathroom complete the top level. The basement is almost completely finished & offers a REC ROOM, a den, a 4-PC bathroom & a large storage/utility room. Outside, the fully landscaped & fenced LARGE YARD includes a separate covered BBQ area, a veggie garden, gazebo & newly planted trees. Located next to shopping centers, schools, and the upcoming Lewis Farms REC CENTER make this a hidden gem!

Built in 2017

### **Essential Information**

MLS® #                    E4430439

Price                     \$625,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,642
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	21707 85 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 1K7

### Amenities

Amenities	Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Gazebo, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Sunroom, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	67
Zoning	Zone 58
HOA Fees	105
HOA Fees Freq.	Annually

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Listing information last updated on June 17th, 2025 at 2:02am MDT