

Courtesy Of Ricky Singh Of MaxWell Polaris

# \$639,900 - 22519 88 Ave, Edmonton

MLS® #E4455314

**\$639,900**

4 Bedroom, 3.50 Bathroom, 1,749 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Brand New Corner Lot Home with Legal Basement in Rosenthal! This 4 bedroom, 3.5 bathroom property combines modern design and functionality in a desirable west Edmonton community. The main floor boasts 9'™ ceilings, a bright living room, dining area, and a chef's kitchen with quartz countertops, sleek cabinetry, and stainless steel appliances – all included. Upstairs features 3 spacious bedrooms including a primary suite with walk-in closet and spa-inspired ensuite, plus a full bath and laundry room. The fully finished legal basement suite with separate entrance also features 9'™ ceilings and comes with appliances, making it ideal for rental income or extended family living. Built on a premium corner lot, this brand new home offers comfort, style, and convenience close to parks, schools, shopping, and major roadways. A must-see opportunity for families and investors alike! Conveniently located near parks, schools, shopping, steps from trails, parks, and playgrounds in a family-friendly neighborhood.

Built in 2024

## Essential Information

MLS® # E4455314

Price \$639,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,749
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22519 88 Ave
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H8

### Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Corner Lot, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 29th, 2025
Days on Market	1
Zoning	Zone 58

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Listing information last updated on August 30th, 2025 at 2:47am MDT