

## **\$479,000 - 22207 89 Avenue, Edmonton**

MLS® #E4434794

**\$479,000**

3 Bedroom, 2.50 Bathroom, 1,557 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Charming 2-storey home. Step inside to a bright front foyer that overlooks the beautifully landscaped front yard. An open-concept kitchen and dining area, designed for seamless flow and interaction. The kitchen is equipped with a convenient island that includes a sink and dishwasher. On the main floor, you'll find a 2-piece bathroom for guests' convenience. The dining room provides access to the back door, leading out to a deck that overlooks a fully fenced backyard - perfect for children and pets to play safely. A pathway guides you to the double detached garage, ensuring ample parking. Upstairs, the primary bedroom is complete with a walk-in closet and a 4-piece ensuite. 2 additional bedrooms offer plenty of room for a family or guests, with a 4-piece bathroom located in the hallway. The laundry room is situated on the upper level, enhancing the home's practicality. The unfinished basement presents a blank canvas, ready for your personal touch! Don't miss your chance to make this house your home!

Built in 2016

### **Essential Information**

MLS® # E4434794

Price \$479,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,557
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22207 89 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H1

### Amenities

Amenities	Detectors Smoke
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Flat Site, Golf Nearby, Low Maintenance Landscape, Not Fenced, Partially Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	47
Zoning	Zone 58

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