

## \$589,900 - 22919 80 Avenue, Edmonton

MLS® #E4442044

**\$589,900**

3 Bedroom, 2.50 Bathroom, 1,832 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the Entertain Impression 20 by award-winning builder Cantiro Homes, located in the sought-after west Edmonton community of Rosenthal. Backing onto scenic greenspace, this SW-facing 3-bedroom, 2.5-bath home is thoughtfully designed for stylish hosting. The main floor offers a bright, open-concept layout with a centrally located kitchen and oversized 10-ft island connecting the dining and living areas—perfect for entertaining. Upstairs, enjoy a spacious central bonus room ideal for movie nights, game days or relaxing. The primary suite features a walk-in closet and elegant ensuite with dual sinks, tiled shower and freestanding tub. Notable features: heritage-style exterior, Nordic interior palette, modern glass railing, linear tiled fireplace, and SIDE ENTRY for future basement development. Includes Whirlpool kitchen appliance package. Steps from Rosenthal's trails, spray park and playgrounds. Photos are for representation only. Finishes may vary.

Built in 2025

### Essential Information

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Price \$589,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,832                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22919 80 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7Y1              |

### Amenities

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

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                          |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                 |
| Stories           | 2                                                                         |
| Has Basement      | Yes                                                                       |
| Basement          | Full, Unfinished                                                          |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                              |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Vinyl                                              |
| Foundation        | Concrete Perimeter                                       |

**Additional Information**

Date Listed                June 12th, 2025  
Days on Market        57  
Zoning                    Zone 58  
HOA Fees                210  
HOA Fees Freq.        Annually



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