

# \$369,888 - 22803 84 Avenue, Edmonton

MLS® #E4460584

**\$369,888**

2 Bedroom, 2.50 Bathroom, 1,232 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

NO CONDO FEES! Welcome to this beautiful END UNIT townhome in the desirable community of Rosenthal. The open-concept main floor offers a bright living and dining area, perfect for everyday living or entertaining, while the timeless two tone kitchen opens to a private balcony—great for morning coffee or evening relaxation. Upstairs, you’ll find two spacious bedrooms, each with its own full bathroom, including a primary suite with ensuite. The entry level adds extra versatility with a bonus room complete with closet, ideal as a third bedroom, office, or flex space, plus a convenient half bath. Enjoy the oversized single attached garage, a charming front yard for your garden or flower bed, and an excellent location close to Costco, shopping, schools, parks, and all amenities. This move-in ready Rosenthal gem is the perfect starter home or downsizing option—don’t miss your chance to make it yours!

Built in 2023

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460584  |
| Price      | \$369,888 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                      |
|----------------|----------------------|
| Half Baths     | 1                    |
| Square Footage | 1,232                |
| Acres          | 0.00                 |
| Year Built     | 2023                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 3 Storey             |
| Status         | Active               |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22803 84 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4B4              |

### Amenities

|           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Vinyl Windows, HRV System |
| Parking   | Single Garage Attached                                                                                |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | None, No Basement                                                                                                           |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                               |
| Exterior Features | Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                        |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 58           |
| HOA Fees       | 102               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 13th, 2025 at 10:47pm MDT