

## **\$584,900 - 22311 80 Avenue, Edmonton**

MLS® #E4432391

### **\$584,900**

3 Bedroom, 3.50 Bathroom, 1,639 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this 3 bedroom bright and beautifully designed duplex that is sure to meet your family needs. Upon arriving you are greeted to modern neutral colours and sun filled open space. The living room with fireplace overlooks the kitchen which boasts quartz counters, gas range, stainless appliances and a walk through pantry. The garden door off the dining room leads to a deck which is perfect for morning coffee or evening star gazing. Mainfloor also includes a 1/2 bath. Upper level has the primary suite with 3pc ensuite and large walk in closet. The 2 bedrooms share a 4pc bath. Laundry is conveniently located upstairs. Lower level studio apartment is a legal suite fully contained. Either income generating or extended family space with a separate private entrance. This home has great space for storage. Double insulated garage. The spacious, fully fenced, pie shaped yard with green space behind is perfect for family and friends to gather. Easy access to trails, retail, and recreation.

Built in 2018

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4432391  |
| Price  | \$584,900 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,639         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22311 80 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7H8              |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Deck, Vinyl Windows               |
| Parking   | Double Garage Attached, Insulated |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Garage Control, Garage Opener, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Paved Lane, |

|              |                            |
|--------------|----------------------------|
|              | Playground Nearby, Schools |
| Roof         | Asphalt Shingles           |
| Construction | Wood, Vinyl                |
| Foundation   | Concrete Perimeter         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 58          |
| HOA Fees       | 115.5            |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 2nd, 2025 at 5:32am MDT