

## \$509,900 - 22703 82 Avenue, Edmonton

MLS® #E4418080

**\$509,900**

3 Bedroom, 2.50 Bathroom, 1,665 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the Career 3 Storey 18 by Cantiro Homes. It is a stunning and unique single family home designed for hosting and style. Situated on a desirable CORNER LOT, this 3 bed 2.5 baths features extra side and floor-to-ceiling windows on each level, flooding the space with natural light. The ground floor includes a welcoming guest reception and a flex room, perfect for a home office or gym. The main level boasts a sleek kitchen, spacious living and dining area with a modern fireplace and an expansive 18x10 outdoor lounge. Upstairs, the primary suite includes an oversized walk in closet, luxurious ensuite with dual sinks, a freestanding tub, and a tiled shower. Additional highlights include a horizontal metal railing, fireplace, double attached garage, front fenced yard and landscaping. \*photos are for representation only. Colours and finishing may vary\*

Built in 2025

### Essential Information

MLS® #	E4418080
Price	\$509,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,665
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

### Community Information

Address	22703 82 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T4N 4N5

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	January 15th, 2025
Days on Market	93
Zoning	Zone 58
HOA Fees	210
HOA Fees Freq.	Annually



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