

## **\$575,000 - 22311 80 Avenue, Edmonton**

MLS® #E4432391

**\$575,000**

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	\$575,000



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	23
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually

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