

# **\$435,000 - 22326 82 Avenue, Edmonton**

MLS® #E4433146

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,399 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to your new home in the community of Rosenthal, located in the city's west end. This half duplex is situated on a corner lot with no rear neighbours and a massive green space with walking paths and a spray park right behind it. Your home features 3 beds + flex room, 2.5 baths, central A/C, a gas fireplace, stainless steel kitchen appliances, and a big backyard. The basement also features rough-ins for future development and investment potential. This home is located just off of Whitemud Drive and the Anthony Henday, and there is also a transit stop right behind, allowing easy access throughout the city. You are also conveniently located within minutes of West Edmonton Mall, Costco, shopping centers, schools, restaurants, banks, gyms, golf courses, a future Rec center, and more. Best of all, it is ready for immediate possession!

Built in 2014

## **Essential Information**

MLS® #	E4433146
Price	\$435,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,399
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	22326 82 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7A2

### Amenities

Amenities	On Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Front Porch, No Smoking Home, Parking-Extra
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 28th, 2025
Days on Market	5
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually

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Listing information last updated on May 3rd, 2025 at 7:32am MDT