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

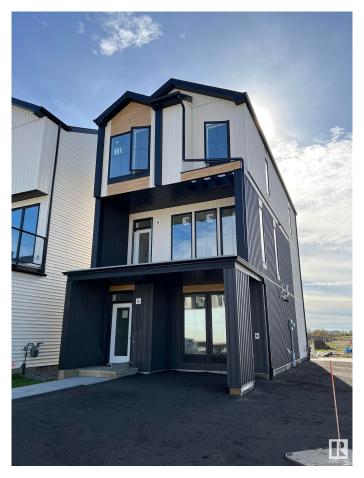
MLS® #E4418080

#### \$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
Туре	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 Stove-Electric	Fan,	Oven-Microwave,	Refrigerator,
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	94
Zoning	Zone 58
HOA Fees	210
HOA Fees Freq.	Annually



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Listing information last updated on April 19th, 2025 at 7:02am MDT