

## **\$485,000 - 21979 90 Avenue, Edmonton**

MLS® #E4425098

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,431 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

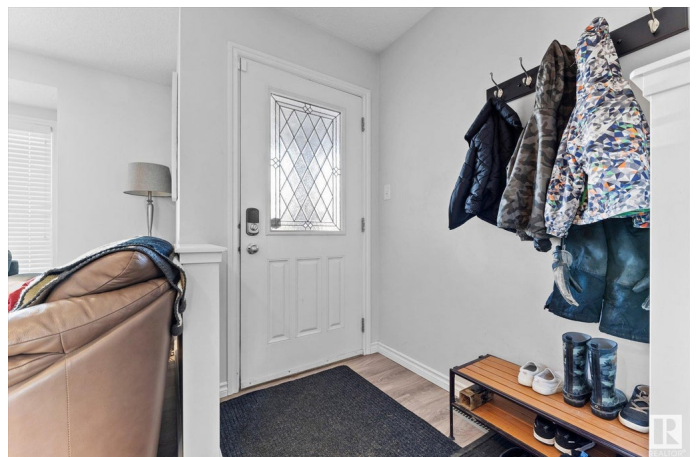
Charming 2-storey home is ideally located in the desirable Rosenthal community, offering easy access to shopping, major commutes, & upcoming Lewis Farms Rec Centre just across the road. Inside, youâ€™re welcomed by a spacious living room, perfect for relaxing or entertaining. Bright kitchen (granite counters) & dining area are bathed in natural light from south-facing windows, with door leading to large deck (BBQ gas line) overlooking fully fenced backyardâ€”ideal for outdoor gatherings. Oversized garage provides ample storage space. Main floor also features convenient 2-pc bath. Upstairs, youâ€™ll find two generously sized bedrooms, 4-pc main bathroom, & primary suite with walk-in closet & 3-pc ensuite. Partially finished basement adds incredible value, with drywall already in place, laundry/utility room, roughed-in bath, spacious family area, & plenty of storage, offering functional & flexible space for any lifestyle. This home combines modern living with unbeatable location, offering comfort & convenience!

Built in 2014

### **Essential Information**

MLS® # E4425098

Price \$485,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,431
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	21979 90 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7A5

### Amenities

Amenities	Deck, Vinyl Windows
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 11th, 2025  
Days on Market                40  
Zoning                              Zone 58  
HOA Fees                         115  
HOA Fees Freq.                Annually

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