

## \$599,900 - 22919 80 Avenue, Edmonton

MLS® #E4442044

**\$599,900**

3 Bedroom, 2.50 Bathroom, 1,832 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the Entertain Impression 20 by award-winning builder Cantiro Homes, located in the sought-after west Edmonton community of Rosenthal. Backing onto scenic greenspace, this SW-facing 3-bedroom, 2.5-bath home is thoughtfully designed for stylish hosting. The main floor offers a bright, open-concept layout with a centrally located kitchen and oversized 10-ft island connecting the dining and living areas—perfect for entertaining. Upstairs, enjoy a spacious central bonus room ideal for movie nights, game days or relaxing. The primary suite features a walk-in closet and elegant ensuite with dual sinks, tiled shower and freestanding tub. Notable features: heritage-style exterior, Nordic interior palette, modern glass railing, linear tiled fireplace, and SIDE ENTRY for future basement development. Includes Whirlpool kitchen appliance package. Steps from Rosenthal's trails, spray park and playgrounds. Photos are for representation only. Finishes may vary.

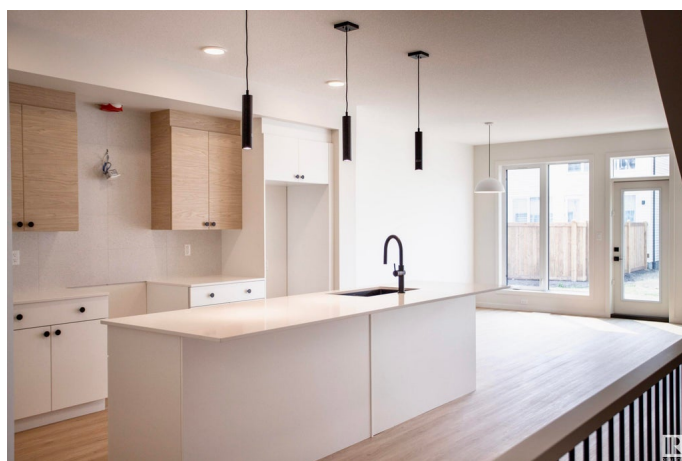
Built in 2025

### Essential Information

MLS® # E4442044

Price \$599,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,832
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22919 80 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7Y1

### Amenities

Amenities	Ceiling 9 ft., HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 12th, 2025  
Days on Market        38  
Zoning                    Zone 58  
HOA Fees                210  
HOA Fees Freq.        Annually



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