

## \$554,900 - 21703 80 Avenue, Edmonton

MLS® #E4456245

### \$554,900

3 Bedroom, 2.50 Bathroom, 2,062 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

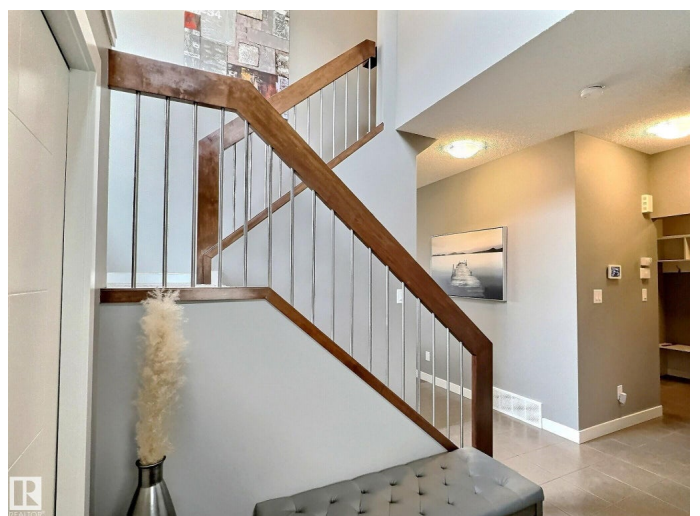
Discover your perfect family home, with over 2000sq.ft, nestled on a generous pie-shaped lot, this home offers an exceptional lifestyle for a growing family. Step inside to an inviting open-concept kitchen, with stainless steel appliances, an island and a convenient walkthrough pantry linking to the mudroom. The living room featuring a cozy gas fireplace, while the dining area presents a view and access to massive pie shaped lot. Outside treelined yard with a sizeable deck, offers a gas BBQ connection, storage shed, and a fire pit. The main floor is complete with a laundry room and half bath. Venture upstairs to discover a spacious bonus room, two well-appointed bedrooms share a 3-piece bathroom, while the generous primary bedroom, with its luxurious 5-piece ensuite, and walk-in closet, offers a private sanctuary. A double attached garage ensures your vehicles are protected throughout the seasons, while central AC provides a cool retreat during the warmer months. Near Amenities and access to major routes.

Built in 2013

### Essential Information

MLS® # E4456245

Price \$554,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,062                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 21703 80 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4S2              |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Fire Pit, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                  |

### Interior

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

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Lewis Farms, St. Josephine |
| Middle     | Michael Phair, St. Thomas  |
| High       | Jasper Place, St. FX       |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 8                   |
| Zoning         | Zone 58             |
| HOA Fees       | 110                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on September 13th, 2025 at 2:47am MDT