

# **\$400,000 - 3 1075 Rosenthal Boulevard, Edmonton**

MLS® #E4442085

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,727 sqft

Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Amazing LAKE VIEWS! Welcome to this FULLY Upgraded Townhouse with TONS of SUNLIGHT in Rosenthal and Great VIEWS from your EAST facing Deck! This Exceptional 3-Bed END UNIT boasts 1726 ft<sup>2</sup>, 3 BEDS & 2.5 BATHS & features an OPEN Concept layout with a HUGE living room, large dining area, SLEEK kitchen with 2 TONE Cabinets, QUARTZ counters STAINLESS App'ls & every upgrade available from the Builder - Better than the Showhome! A striking GLASS WALL adds elegance & class to this already classy home. The upper level includes a primary suite with 3 PC en-suite, two Add'l bedrooms, and a full 4 PC bath with GLASS Doors. This home offers ample storage & DOUBLE Attached GARAGE & CENTRAL AIR conditioning for those summer days. Enjoy walking Trails, Parks & easy access to Anthony Henday & Whitemud Freeway. Close to ALL Amenities & River Cree Resort . This move-in-ready townhouse is a must-see! Some pictures are Virtually Staged. LOW CONDO FEES too! Garage Opener also works on phone APP. Pride of Ownership lives here

Built in 2017

## **Essential Information**

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Price \$400,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,727
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	3 1075 Rosenthal Boulevard
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7G5

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, See Remarks

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, View Lake, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	5
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually
Condo Fee	\$300

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Listing information last updated on June 17th, 2025 at 9:17am MDT