

# \$369,888 - 22803 84 Avenue, Edmonton

MLS® #E4460584

**\$369,888**

2 Bedroom, 2.50 Bathroom, 1,232 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

NO CONDO FEES! Welcome to this beautiful END UNIT townhome in the desirable community of Rosenthal. The open-concept main floor offers a bright living and dining area, perfect for everyday living or entertaining, while the timeless two tone kitchen opens to a private balcony—great for morning coffee or evening relaxation. Upstairs, you’ll find two spacious bedrooms, each with its own full bathroom, including a primary suite with ensuite. The entry level adds extra versatility with a bonus room complete with closet, ideal as a third bedroom, office, or flex space, plus a convenient half bath. Enjoy the oversized single attached garage, a charming front yard for your garden or flower bed, and an excellent location close to Costco, shopping, schools, parks, and all amenities. This move-in ready Rosenthal gem is the perfect starter home or downsizing option—don’t miss your chance to make it yours!

Built in 2023

## Essential Information

MLS® #	E4460584
Price	\$369,888
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,232
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

### Community Information

Address	22803 84 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4B4

### Amenities

Amenities	On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Vinyl Windows, HRV System
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 2nd, 2025
Days on Market	1
Zoning	Zone 58
HOA Fees	102
HOA Fees Freq.	Annually

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