Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

$702,589 - 22944 82 Avenue, Edmonton

MLS® #E4465081

$702,589
3 Bedroom, 2.50 Bathroom, 2,153 sqft
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the â€œColumbiaâ€• built by the award winning Pacesetter homes and is located on a quiet street in the heart of west Edmonton in the beautiful neighborhood of Rosenthal. This unique property in Rosenthal offers nearly 2160 sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office if needed, as well as an open kitchen with quartz counters, and a large walkthrough pantry that is leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs youâ€™ll find 3 large bedrooms and a good sized bonus room. This is the perfect place to call home. *** Photos used are from the same home recently built , colors may vary and this home should be complete by April 2026 ***

Built in 2025

Essential Information

MLS® #	E4465081
Price	$702,589
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,153

Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22944 82 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4H5

Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 7th, 2025

Days on Market	9
Zoning	Zone 58

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Listing information last updated on November 16th, 2025 at 3:47am MST