

## \$879,900 - 22232 82 Avenue, Edmonton

MLS® #E4459078

**\$879,900**

6 Bedroom, 5.00 Bathroom, 2,595 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Executive 6 Bedroom Home -Your time has come to own an "Unreal Home" at a great price. This home is in "Move in Ready" Condition. This Executive 2 Story (6 bedroom + 5 Full Bathrooms) Home boasts 9 ft Main Ceilings, Custom Millwork, Upgrades galore. Entertainers Kitchen, Main floor Bedroom/Den and a Full Washroom, Grand Fireplace with 18 ft Ceilings in the Great-room. Wide Plank Flooring, Upgraded Lighting and Hardware pkg, Upgraded Cabinetry, walk through Pantry, Butlers Kitchen, Water Softner, Osmosis Water Filter in kitchen Island. Upstairs has 4 Bedrooms with 3 Full Washroom. Spa Like Master Ensuite with walk in Closet. Lower level is fully finished and plumed for future kitchen/Suite. Fully finished Garage, A/C, Huge Yard. Situated in a Great Neighbourhood - "Rosenthal". Mins to Shopping and easy access to the Anthony Henday . Another Masterpiece completed by Raj Built Homes. This Builder Builds every home as a Custom Build, Come see the difference Quality makes before you buy your next Home.

Built in 2024

### Essential Information

MLS® # E4459078

Price \$879,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,595                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22232 82 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7L2              |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., No Smoking Home, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                  |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Hood Fan, Oven-Microwave, Refrigerator, Vacuum System Attachments, Vacuum Systems, Water Softener, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                               |
| Stories           | 3                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                          |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                   |
| Exterior Features | Golf Nearby, Level Land, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 14                   |
| Zoning         | Zone 58              |
| HOA Fees       | 109                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on October 6th, 2025 at 9:47pm MDT