

# \$475,000 - 7189 Rosenthal Drive, Edmonton

MLS® #E4459561

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,621 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Discover the lifestyle you’ve been dreaming of in this Impact Home with a SEPARATE ENTRANCE! The main floor welcomes you with 9’ ceilings and a bright open layout, featuring quartz counters, a ceramic tile backsplash, and sleek cabinetry. A spacious living room, dining area, mudroom, and half bath make this level as practical as it is stylish. Upstairs, the primary suite offers a walk-in closet and a private 4-piece ensuite, while two additional bedrooms, a full bath, and convenient laundry complete the space. Built with the quality and care Impact is known for, every home comes with the reassurance of the Alberta New Home Warranty Program. \*Some photos are virtually staged\*

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459561  |
| Price          | \$475,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,621     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7189 Rosenthal Drive |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7W7              |

### Amenities

|           |                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking   | Parking Pad Cement/Paved                                                                                        |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                   |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Vinyl                                                                   |
| Foundation        | Concrete Perimeter                                                            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 8                    |
| Zoning         | Zone 58              |

HOA Fees 150

HOA Fees Freq. Annually

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Listing information last updated on October 3rd, 2025 at 6:32pm MDT