

Courtesy Of Ricky Singh Of MaxWell Polaris

## \$639,900 - 22519 88 Ave, Edmonton

MLS® #E4455314

**\$639,900**

4 Bedroom, 3.50 Bathroom, 1,749 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Brand New Corner Lot Home with Legal Basement in Rosenthal! This 4 bedroom, 3.5 bathroom property combines modern design and functionality in a desirable west Edmonton community. The main floor boasts 9' ceilings, a bright living room, dining area, and a chef's kitchen with quartz countertops, sleek cabinetry, and stainless steel appliances – all included. Upstairs features 3 spacious bedrooms including a primary suite with walk-in closet and spa-inspired ensuite, plus a full bath and laundry room. The fully finished legal basement suite with separate entrance also features 9' ceilings and comes with appliances, making it ideal for rental income or extended family living. Built on a premium corner lot, this brand new home offers comfort, style, and convenience close to parks, schools, shopping, and major roadways. A must-see opportunity for families and investors alike! Conveniently located near parks, schools, shopping, steps from trails, parks, and playgrounds in a family-friendly neighborhood.

Built in 2024

### Essential Information

MLS® # E4455314

Price \$639,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,749                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22519 88 Ave         |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7H8              |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, HRV System |
| Parking   | Double Garage Detached                                     |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                           |
| Fireplace         | Yes                                                                                                 |
| Fireplaces        | Insert                                                                                              |
| Stories           | 3                                                                                                   |
| Has Suite         | Yes                                                                                                 |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Finished                                                                                      |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Back Lane, Corner Lot, Playground Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 21                |
| Zoning         | Zone 58           |

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Listing information last updated on September 19th, 2025 at 1:18pm MDT