# \$569,900 - 22931 80 Avenue, Edmonton

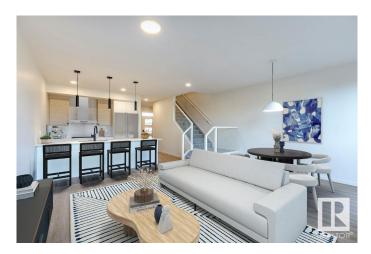
MLS® #E4442108

#### \$569,900

3 Bedroom, 2.50 Bathroom, 1,711 sqft Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the Family Aspire 20 by award-winning Cantiro Homes, ideally located in the sought-after west end community of Rosenthal. Backing onto peaceful GREENSPACE, this SW-backing 3 bed, 2.5 bath home is designed for modern family livingâ€"balancing space, comfort, and function. The main floor features a family-friendly entry with ample storage, open-concept living/dining, and a kitchen built for both flow and efficiencyâ€"perfect for busy mornings or casual dinners. Upstairs, an oversized central family room offers the perfect retreat, while the spacious primary suite includes a walk-in closet and ensuite with dual sinks and tiled shower with glass door. Highlights include iron spindle railing, a 3ft garage extension (17'x26') for added storage, and a Whirlpool kitchen appliance package. Steps from Rosenthal's scenic trails, spray park, and playgroundsâ€"this home offers unmatched lifestyle and location. Photos for representation only. Finishes may vary.







Built in 2025

#### **Essential Information**

| MLS® # | E4442108  |
|--------|-----------|
| Price  | \$569,900 |

| Bedrooms       | 3                      |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,711                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## **Community Information**

| Address     | 22931 80 Avenue      |
|-------------|----------------------|
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7Y1              |

## Amenities

| Amenities | Ceiling 9 ft., See Remarks, HRV System |
|-----------|--|
| Parking   | Double Garage Attached                 |

### Interior

| Interior Features | ensuite bathroom  |
|-------------------|---|
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

| Exterior          | Wood, Vinyl  |
|-------------------|--|
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter                                       |

#### **Additional Information**

| Date Listed    | June 12th, 2025 |
|----------------|-----------------|
| Days on Market | 90              |
| Zoning         | Zone 58         |
| HOA Fees       | 210             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on September 10th, 2025 at 9:17am MDT