

# \$589,900 - 22919 80 Avenue, Edmonton

MLS® #E4454794

## \$589,900

3 Bedroom, 2.50 Bathroom, 1,832 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the Entertain Impression 20 by award-winning builder Cantiro Homes, located in the sought-after west Edmonton community of Rosenthal. Backing onto scenic green space, this SW-facing 3-bedroom, 2.5-bath home is thoughtfully designed for stylish hosting. The main floor offers a bright, open-concept layout with a centrally located kitchen and oversized 10-ft island connecting the dining and living areas—perfect for entertaining. Upstairs, enjoy a spacious central bonus room ideal for movie nights, game days or relaxing. The primary suite features a walk-in closet and elegant ensuite with dual sinks, tiled shower and freestanding tub. Notable features: heritage-style exterior, Nordic interior palette, modern glass railing, linear tiled fireplace, and SIDE ENTRY for future basement development. Includes Whirlpool kitchen appliance package. Steps from Rosenthal's trails, spray park and playgrounds.

Built in 2025

### Essential Information

MLS® #	E4454794
Price	\$589,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,832
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	22919 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, Private Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 26th, 2025
Days on Market	14
Zoning	Zone 58
HOA Fees	210
HOA Fees Freq.	Annually

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