

## \$254,000 - 305 1004 Rosenthal Boulevard, Edmonton

MLS® #E4433325

**\$254,000**

2 Bedroom, 2.00 Bathroom, 853 sqft

Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Get ready to enjoy life when you move into this 2 bedroom/2 full bathroom executive condo. Plenty of walking trails, lakes, and parks around it and close to shops, banking, medical offices, restaurants, and just minutes to Whitemud Drive and Anthony Henday Drive. You will love this clean & well maintained condo home with its bright living room, dining area, plus its own balcony. Chef style kitchen has quartz counter top, Stainless Steel appliances, peninsula w/additional storage, counter space, and seating, plus a pantry and a ready desk for your online work needs. The primary bedroom is a great size plus it has walk through closets & its own full luxury bathroom. The 2nd bedroom is on the opposite side of the unit allowing for privacy and is close to the main 4-piece full bathroom. You will also appreciate the convenient in-suite laundry w/additional storage, and the heated underground parking & storage area. The condo also has a gym, social room + guest suite. Youâ€™ll love living here!

Built in 2014

### Essential Information

MLS® #	E4433325
Price	\$254,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	853
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	305 1004 Rosenthal Boulevard
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7C6

### Amenities

Amenities	Deck, Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Social Rooms, Sprinkler System-Fire, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Metal, Stucco
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Exterior Features	Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 29th, 2025
Days on Market	2
Zoning	Zone 58
HOA Fees	115.5
HOA Fees Freq.	Annually
Condo Fee	\$468

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Listing information last updated on May 1st, 2025 at 2:17am MDT