

## \$627,900 - 22816 82 Ave, Edmonton

MLS® #E4437658

**\$627,900**

4 Bedroom, 2.50 Bathroom, 2,069 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

LOOKING FOR A CHANGE...look no further....Introducing the "HALLIDAY" by master builder, HOMES BY AVI. Exceptional 2 storey home in vibrant community of Rosenthal. Showcases 4 spacious bedrooms, 2.5 baths, main level office, upper-level bonus room, full sized laundry room PLUS separate side entrance for future basement development. Welcoming foyer transitions to open concept great room complimented by luxury vinyl plank flooring, electric f/p & large windows for array of natural light. Heart of home is its amazing kitchen that boasts abundance of cabinets w/quartz countertops, eat-on centre island w/silgranit sink, pantry, spacious dinette & generous appliance allowance. Owners'™ suite is accented with spa inspired 5-piece ensuite with dual sinks, soaker tub, glass shower, stall & WIC. 3 junior rooms w/spacious closets & 4 pc bath. Great location, backing onto walking trails w/back deck & BBQ gas line. Don't Miss Out on current promo that includes landscaping gift card & window coverings...FANTASTIC!!

Built in 2025

### Essential Information

MLS® #	E4437658
Price	\$627,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,069
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22816 82 Ave
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7X9

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Hot Water Electric, Television Connection, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	La Perle School
Middle	Michael Phair School
High	Jasper Place High School

### Additional Information

Date Listed	May 21st, 2025
Days on Market	27
Zoning	Zone 58
HOA Fees	120
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 5:02am MDT