

## \$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 | 26             |
| Zoning         | Zone 58        |
| HOA Fees       | 120            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 16th, 2025 at 7:17am MDT