

# \$374,900 - 22727 84 Avenue, Edmonton

MLS® #E4443117

**\$374,900**

2 Bedroom, 2.50 Bathroom, 1,206 sqft  
Single Family on 0.00 Acres

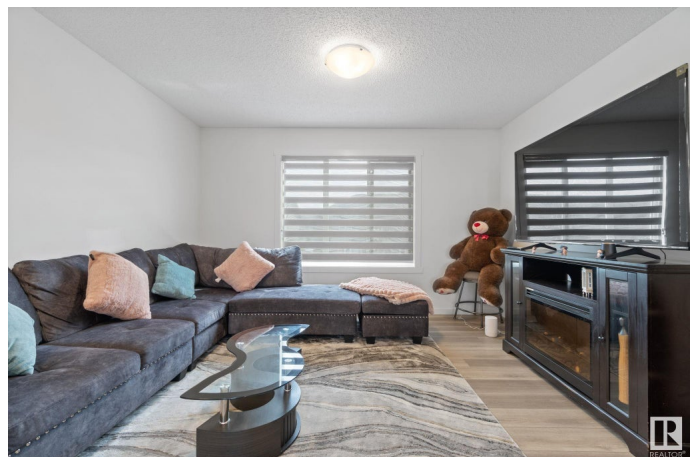
Rosenthal (Edmonton), Edmonton, AB

This beautiful END UNIT TOWN HOUSE in the desirable Rosenthal neighborhood offers a fantastic opportunity with No Condo Fee! The upper level features two spacious bedrooms and two full bathrooms one of them ensuite, while the lower level includes a convenient half-bath. The home boasts an open-concept living and dining area, perfect for entertaining. The kitchen is outfitted with classic white cabinetry and opens to a private balcony, ideal for morning coffee or evening relaxation. On the lower level near the entrance, there's a versatile bonus room with a small closet perfect as a third bedroom, home office, or flex space. Additional highlights include a rear-over sized single attached garage and a charming front yard, perfect for a flower bed or garden. Located close to shopping, including Costco and other amenities, this is a perfect starter home in a great location!

Built in 2023

## Essential Information

MLS® #	E4443117
Price	\$374,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,206
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

### **Community Information**

Address	22727 84 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4B4

### **Amenities**

Amenities	Detectors Smoke, No Smoking Home
Parking	Over Sized, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Cross Fenced, Low Maintenance Landscape, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	39
Zoning	Zone 58
HOA Fees	102
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 July 28th, 2025 at 8:32pm MDT