

## \$708,595 - 22940 82 Avenue, Edmonton

MLS® #E4465080

### \$708,595

4 Bedroom, 3.00 Bathroom, 1,967 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the "Chelsea" built by the award-winning builder Pacesetter homes located in the heart of the Rosenthal and just steps to the walking trails and parks. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room ( with open to above ceilings) , kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 2 piece powder room. Upstairs is the primary bedrooms retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized central bonus room. Close to all amenities and easy access to the Henday and the white mud trail. \*\*\* This home is under construction and the photos used are from a previous similar home, the colors and finishings may vary to be complete by April 2026\*\*\*

Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4465080  |
| Price    | \$708,595 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,967                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22940 82 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4H5              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2                                          |
| Has Basement      | Yes                                        |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                      |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                        |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                                      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 11                 |
| Zoning         | Zone 58            |
| HOA Fees       | 71                 |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 18th, 2025 at 1:02pm MST