\$569,900 - 22931 80 Avenue, Edmonton

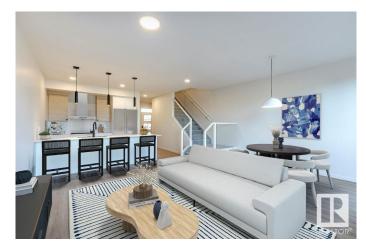
MLS® #E4442108

\$569.900

3 Bedroom, 2.50 Bathroom, 1,711 sqft Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the Family Aspire 20 by award-winning Cantiro Homes, ideally located in the sought-after west end community of Rosenthal. Backing onto peaceful GREENSPACE, this SW-backing 3 bed, 2.5 bath home is designed for modern family livingâ€"balancing space, comfort, and function. The main floor features a family-friendly entry with ample storage, open-concept living/dining, and a kitchen built for both flow and efficiencyâ€"perfect for busy mornings or casual dinners. Upstairs, an oversized central family room offers the perfect retreat, while the spacious primary suite includes a walk-in closet and ensuite with dual sinks and tiled shower with glass door. Highlights include iron spindle railing, a 3ft garage extension (17'x26') for added storage, and a Whirlpool kitchen appliance package. Steps from Rosenthal's scenic trails, spray park, and playgroundsâ€"this home offers unmatched lifestyle and location. Photos for representation only. Finishes may vary.







Built in 2025

Essential Information

MLS® # E4442108 Price \$569,900 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,711

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

Community Information

Address 22931 80 Avenue

Area Edmonton

Subdivision Rosenthal (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 7Y1

Amenities

Amenities Ceiling 9 ft., See Remarks, HRV System

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 12th, 2025

Days on Market 52

Zoning Zone 58

HOA Fees 210

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 August 3rd, 2025 at 5:17am MDT