

## \$430,000 - 1248 Rosenthal Boulevard, Edmonton

MLS® #E4454594

**\$430,000**

4 Bedroom, 3.50 Bathroom, 1,302 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome into this charming 2-storey attached home, perfect for first-time buyers and young families! With about 1,300 sq. ft. of well-maintained living space, this 3-bedroom above grade & 1 bedroom basement, 3.5-bath home offers an open-concept main floor, ideal for entertaining or cozy family nights. The kitchen shines with modern finishes. Enjoy outdoor living with a beautifully backyard, spacious deck, perfect for morning coffee or evening relaxation. The basement is finished with 1 bedroom and 3 pcs washroom. Located in Rosenthal, one of West Edmonton's most desirable communities, you'll love the parks, trails, spray park, and scenic water features. Plus, with quick access to Whitemud Drive & Anthony Henday, shopping, dining, and entertainment are just minutes away. Don't miss out on this incredible opportunity—your dream home awaits!

Built in 2020

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454594  |
| Price      | \$430,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                      |
|----------------|----------------------|
| Square Footage | 1,302                |
| Acres          | 0.00                 |
| Year Built     | 2020                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1248 Rosenthal Boulevard |
| Area        | Edmonton                 |
| Subdivision | Rosenthal (Edmonton)     |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5T 7N6                  |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Smoke Detectors, Smoke |
| Parking   | Parking Pad Cement/Paved,                         |

### Interior

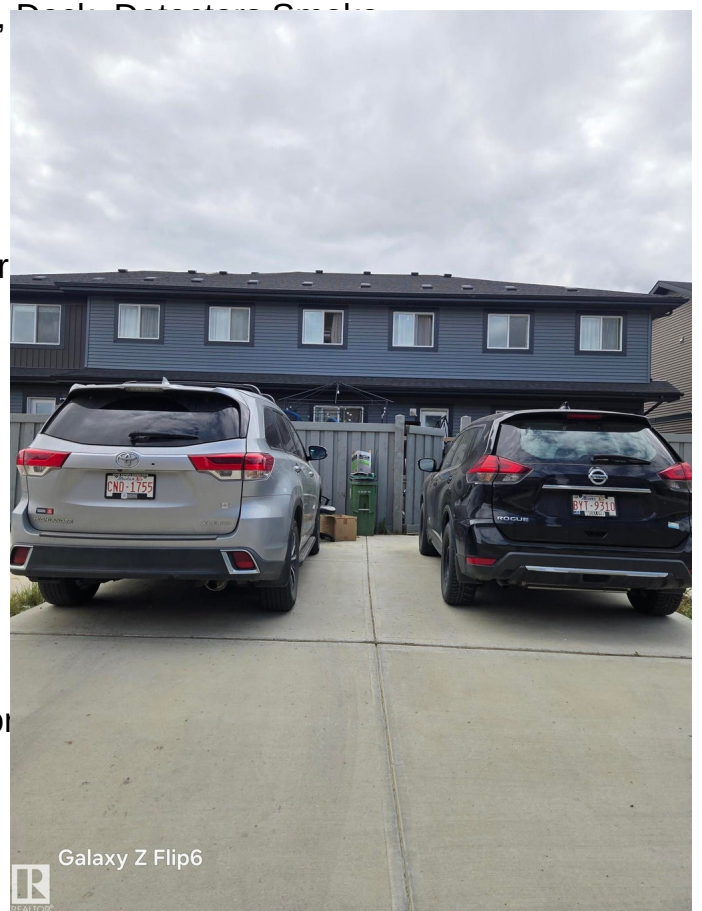
|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | ensuite bathroom                                    |
| Appliances        | Dishwasher-Built-In, Refrigerator, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                           |
| Stories           | 3                                                   |
| Has Basement      | Yes                                                 |
| Basement          | Full, Finished                                      |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior          | Wood, Vinyl                       |
| Exterior Features | Landscaped, Public Transportation |
| Roof              | Asphalt Shingles                  |
| Construction      | Wood, Vinyl                       |
| Foundation        | Concrete Perimeter                |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 23rd, 2025 |
|-------------|-------------------|



|                |         |
|----------------|---------|
| Days on Market | 4       |
| Zoning         | Zone 58 |

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Listing information last updated on August 27th, 2025 at 7:17pm MDT