

## \$379,900 - 39 6004 Rosenthal Way, Edmonton

MLS® #E4454735

**\$379,900**

3 Bedroom, 2.50 Bathroom, 1,368 sqft

Condo / Townhouse on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

This like-new end unit borders a multi-use trail and a large park that is currently designated as a future school site. With no neighbors to the west and lots of windows on this END UNIT, you'll enjoy gorgeous sunsets and lots of natural light year-round. The open-concept layout is welcoming and bright, and the entire home boasts a wired sound system, perfect for movie nights with your loved ones. Enjoy 2 full bathrooms with soft-close seats, a comfy half bath, 3 bedrooms, and lots of room for a gaming lair or work-from-home office. The galley kitchen is great for entertaining and prepping big meals. To the south, you'll enjoy unobstructed views of the nearby spray park and walking trails that lead to a gorgeous, peaceful pond. You can't ask for a better location - just minutes away from Starbucks, Save-On-Foods, Dining, Sports Bars, River Cree Resort, Costco, a world-class rec centre coming in 2028, and future LRT access from Lewis Farms, this home is primed to grow up with the community.



Built in 2018

### Essential Information

MLS® # E4454735

Price \$379,900

Bedrooms 3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,368
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	39 6004 Rosenthal Way
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7L1

### Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Front Porch, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Smart/Program. Thermostat, Storage-In-Suite, Television Connection, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Front Drive Access, Heated, Single Garage Attached
Is Waterfront	Yes

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Backs Onto Park/Trees, Corner Lot, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	LaPerle
Middle	Michael Phair
High	Jasper Place

### **Additional Information**

Date Listed	August 26th, 2025
Days on Market	1
Zoning	Zone 58
Condo Fee	\$234

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