

\$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 | 24 |
| Zoning | Zone 58 |
| HOA Fees | 102 |
| HOA Fees Freq. | Annually |

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Listing information last updated on July 13th, 2025 at 3:32pm MDT