

## \$485,000 - 21979 90 Avenue, Edmonton

MLS® #E4425098

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,431 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

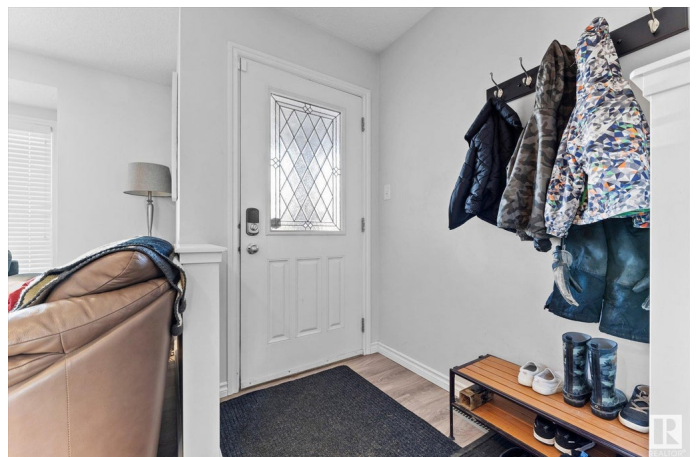
Charming 2-storey home is ideally located in the desirable Rosenthal community, offering easy access to shopping, major commutes, & upcoming Lewis Farms Rec Centre just across the road. Inside, youâ€™re welcomed by a spacious living room, perfect for relaxing or entertaining. Bright kitchen (granite counters) & dining area are bathed in natural light from south-facing windows, with door leading to large deck (BBQ gas line) overlooking fully fenced backyardâ€”ideal for outdoor gatherings. Oversized garage provides ample storage space. Main floor also features convenient 2-pc bath. Upstairs, youâ€™ll find two generously sized bedrooms, 4-pc main bathroom, & primary suite with walk-in closet & 3-pc ensuite. Partially finished basement adds incredible value, with drywall already in place, laundry/utility room, roughed-in bath, spacious family area, & plenty of storage, offering functional & flexible space for any lifestyle. This home combines modern living with unbeatable location, offering comfort & convenience!

Built in 2014

### Essential Information

MLS® # E4425098

Price \$485,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,431                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 21979 90 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 7A5              |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Vinyl Windows                |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 11th, 2025  
Days on Market                39  
Zoning                              Zone 58  
HOA Fees                         115  
HOA Fees Freq.                Annually

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