

\$369,000 - 22707 84 Avenue, Edmonton

MLS® #E4434030

\$369,000

2 Bedroom, 2.50 Bathroom, 1,200 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

IMMACULATE! NO CONDO FEES! Welcome to â€œThe Gabrielâ€• built in 2023 by StreetSide Developments, nestled in the vibrant, family-friendly community of Rosenthal in West Edmonton. With 1200 sqft of beautifully upgraded living space, this thoughtfully designed home blends style, comfort, and value. This middle unit offers enhanced energy efficiency and excellent sun exposure throughout the day. Enjoy \$15K in elegant upgradesâ€”chevron-patterned luxury vinyl plank flooring, smooth ceilings (no popcorn!), and sleek, ceiling-height cabinetry. The kitchen is a showstopper with a tile backsplash and premium appliances, including a front-dial stove, GE French door fridge, BOSCH dishwasher, and LG WashTower Laundry Centre. The main level features a spacious foyer, 2-piece bath, and a versatile bedroom. Upstairs includes two generous bedrooms and two full baths. Just minutes from Costco, River Cree, and Secord Rec. Centre. A true West Edmonton gem! DON'T MISS OUT!

Built in 2023

Essential Information

MLS® # E4434030

Price \$369,000



| | |
|----------------|----------------------|
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,200 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Single Family |
| Sub-Type | Residential Attached |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 22707 84 Avenue |
| Area | Edmonton |
| Subdivision | Rosenthal (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 4B4 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | See Remarks |
| Parking | Over Sized, Single Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 22 |
| Zoning | Zone 58 |
| HOA Fees | 115.5 |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 24th, 2025 at 4:17pm MDT