

## \$425,000 - 6152 Rosenthal Way, Edmonton

MLS® #E4436848

**\$425,000**

4 Bedroom, 3.50 Bathroom, 1,332 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Live in Rosenthal! Homes by Avi townhouse offers a unique layout with a centrally located kitchen – a standout feature compared to typical rear kitchen designs. The heart of the home boasts a large island, sleek cabinetry, and generous prep space, making it perfect for cooking and entertaining. Rear dining area is spacious with a view into your backyard. Backyard has a two tiered deck to enjoy the outdoors and easy access to garage. Upstairs, you’ll find 3 spacious bedrooms, including a primary suite with its own ensuite and ample closet space for added comfort and privacy. The fully finished basement adds versatility with a fourth bedroom, laundry and open area. Front landscaping is low maintenance. Set in the vibrant Rosenthal community, you’ll enjoy walking paths, playgrounds, and easy access to the new Lewis Farms Rec Centre (just a few minutes walk), now under construction – a perfect blend of nature and amenities. Also located close to the new No Frills, Starbucks and Costco and more!

Built in 2017

### Essential Information

MLS® # E4436848

Price \$425,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,332
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	6152 Rosenthal Way
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7A6

### Amenities

Amenities	Ceiling 9 ft., See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                LaPerle School  
Middle                      Michael Phair School  
High                        Jasper Place School

**Additional Information**

Date Listed                May 16th, 2025  
Days on Market        6  
Zoning                    Zone 58  
HOA Fees                110  
HOA Fees Freq.        Annually

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