

\$545,000 - 22607 80 Avenue, Edmonton

MLS® #E4466008

\$545,000

4 Bedroom, 3.50 Bathroom, 1,535 sqft
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Why settle for one opportunity when you can have two? This well-maintained 1500+ sq ft half duplex in Rosenthal comes complete with a fully finished secondary suite - ideal for mortgage helpers, multi-generational living, or smart investing. Owned with pride since day one, itâ€™s now ready for its next chapter. Inside, enjoy central A/C, clean contemporary finishes, a cozy living room with electric fireplace, and a kitchen that shines with stainless steel appliances and full-height cabinetry. Upstairs features a central bonus room, three bedrooms, two full baths including a serene primary ensuite, and convenient laundry. The suite below includes its own bedroom, bathroom, and kitchen area. Located in Edmontonâ€™s west end near amenities, this rare opportunity wonâ€™t last long. Act fast before itâ€™s gone!

Built in 2020

Essential Information

MLS® #	E4466008
Price	\$545,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,535



Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	22607 80 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H8

Amenities

Amenities	Air Conditioner, Deck, See Remarks
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed November 17th, 2025
Days on Market 4
Zoning Zone 58
HOA Fees 115.5
HOA Fees Freq. Annually

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