

\$567,700 - 22219 88 Avenue, Edmonton

MLS® #E4438079

\$567,700

4 Bedroom, 3.50 Bathroom, 1,620 sqft
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom suited home offering a perfect blend of style, function, and flexibility. The main floor features an open-concept layout with a modern kitchen, granite countertops, a spacious island with seating, and stainless steel appliances—ideal for both entertaining and everyday living. Upstairs, you'll find a convenient second-floor laundry and generously sized bedrooms, including a primary suite with a private ensuite. The fully finished basement includes a self-contained suite with a private laundry setup, offering excellent potential for extended family or rental income. Enjoy summer evenings on the deck in the fenced backyard, with a detached garage providing secure parking and storage. Located close to schools, parks, shopping, and all amenities, this home is ready to impress!

Built in 2017

Essential Information

MLS® #	E4438079
Price	\$567,700
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,620
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22219 88 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7H2

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 21st, 2025
Days on Market	4
Zoning	Zone 58
HOA Fees	115
HOA Fees Freq.	Annually

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