

## \$437,500 - 1279 Rosenthal Boulevard, Edmonton

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MLS® #E4437736

### \$437,500

3 Bedroom, 2.50 Bathroom, 1,352 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

NO CONDO FEES! Step into this well-kept and welcoming 3-bedroom, 2.5-bath home nestled in the vibrant community of Rosenthal. The main floor offers a smart, open layout that's both practical and inviting—with a generous kitchen that boasts loads of cabinet space and a central spot that keeps you connected whether you're cooking, helping with homework, or entertaining guests. Large south-facing windows pour in sunshine, creating a warm, cheerful space that truly feels like home. Upstairs you'll find three comfortable bedrooms, including a bright primary retreat with space to unwind. The fully fenced backyard is ideal for kids, pets, or relaxing summer evenings, and the double detached garage offers secure parking and extra storage. As an end unit that's SOLAR-READY this home offers extra privacy and long-term potential. Located just steps from parks, playgrounds, and future recreation centre—with quick access to shopping, the Henday, & Whitemud. This is a home that truly grows with you.



Built in 2021

### Essential Information

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Price \$437,500

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,352
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	1279 Rosenthal Boulevard
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7N7

### Amenities

Amenities	On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground

Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	St. Justin
Middle	McKernan
High	Archbishop Oscar Romero

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	40
Zoning	Zone 58

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Listing information last updated on July 1st, 2025 at 9:17pm MDT