

# \$498,748 - 22907 82 Avenue, Edmonton

MLS® #E4445147

## \$498,748

3 Bedroom, 2.50 Bathroom, 1,690 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the "Blackwood" built by the award-winning builder Pacesetter homes and is located in the heart of Rosenthal one of West Edmonton's newest communities. The Blackwood has an open concept floorplan with plenty of living space. Three bedrooms and two-and-a-half bathrooms are laid out to maximize functionality, allowing for a large upstairs laundry room and sizeable owner's suite which also includes a bonus room / loft. The main floor showcases a large great room and dining nook leading into the kitchen which has a good deal of cabinet and counter space and also a pantry for extra storage. The basement has a side separate entrance perfect for future development. Close to all amenities and easy access to the Anthony Henday. \*\*\* Photos used are from the same model recently built the colors may vary , should be complete by end of March 2026 \*\*\*

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445147  |
| Price      | \$498,748 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,690                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22907 82 Avenue      |
| Area        | Edmonton             |
| Subdivision | Rosenthal (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 4N5              |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| 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, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                         |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 29th, 2025 |
|-------------|-----------------|

Days on Market     58  
Zoning                Zone 58  
HOA Fees            65  
HOA Fees Freq.    Annually

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