

# **\$379,000 - 22707 84 Avenue, Edmonton**

MLS® #E4431259

**\$379,000**

2 Bedroom, 2.50 Bathroom, 1,200 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

IMMACULATE! Welcome to the Gabriel by StreetSide Developments, nestled in the vibrant, family-friendly community of Rosenthal in West Edmonton. With NO CONDO FEES and over 1200 sqft of beautifully upgraded living space, this thoughtfully designed townhouse blends style, comfort, and value. This middle unit offers enhanced energy efficiency and excellent sun exposure throughout the day. Enjoy \$15K in elegant upgrades—chevron-patterned luxury vinyl plank flooring, smooth ceilings (no popcorn!), and sleek, ceiling-height cabinetry. The kitchen is a showstopper with a tile backsplash and premium appliances, including a front-dial stove, GE French door fridge, BOSCH dishwasher, and LG WashTower laundry centre. The main level features a spacious foyer, 2-piece bath, and a versatile bedroom. Upstairs includes two generous bedrooms and two full baths. High-end furniture and portable A/C unit can be included. Prime location—just minutes from Costco, River Cree, and Secord Rec Centre. A true West Edmonton gem!

Built in 2023

## **Essential Information**

MLS® # E4431259

Price \$379,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,200
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

### Community Information

Address	22707 84 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4B4

### Amenities

Amenities	See Remarks
Parking	Over Sized, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	13
Zoning	Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 5:47pm MDT