

Courtesy Of Viktoriya V Finkbeiner Of Century 21 Leading

## \$485,000 - 21979 90 Avenue, Edmonton

MLS® #E4425098

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,431 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

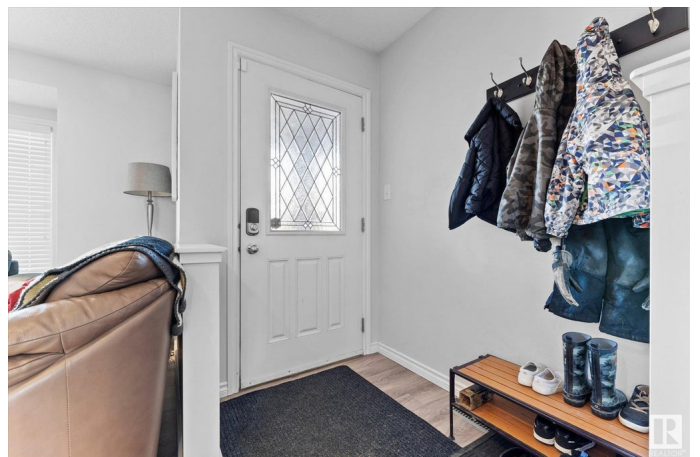
Charming 2-storey home is ideally located in the desirable Rosenthal community, offering easy access to shopping, major commutes, & upcoming Lewis Farms Rec Centre just across the road. Inside, youâ€™re welcomed by a spacious living room, perfect for relaxing or entertaining. Bright kitchen (granite counters) & dining area are bathed in natural light from south-facing windows, with door leading to large deck (BBQ gas line) overlooking fully fenced backyardâ€”ideal for outdoor gatherings. Oversized garage provides ample storage space. Main floor also features convenient 2-pc bath. Upstairs, youâ€™ll find two generously sized bedrooms, 4-pc main bathroom, & primary suite with walk-in closet & 3-pc ensuite. Partially finished basement adds incredible value, with drywall already in place, laundry/utility room, roughed-in bath, spacious family area, & plenty of storage, offering functional & flexible space for any lifestyle. This home combines modern living with unbeatable location, offering comfort & convenience!

Built in 2014

### Essential Information

MLS® # E4425098

Price \$485,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,431
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	21979 90 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7A5

### **Amenities**

Amenities	Deck, Vinyl Windows
Parking	Double Garage Detached, Over Sized

### **Interior**

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

### **Exterior**

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

Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 11th, 2025

Days on Market 25

Zoning Zone 58

HOA Fees 115

HOA Fees Freq. Annually

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 5th, 2025 at 1:47am MDT