

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

## \$461,368 - 22923 82 Avenue, Edmonton

MLS® #E4448782

**\$461,368**

3 Bedroom, 2.50 Bathroom, 1,383 sqft  
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Welcome to the "Dakota" built by the award-winning builder Pacesetter homes and is located in the heart of Rosenthal and only steps from the park and walking trails. Once you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the nook tucked away by the rear entry is a 2 piece powder room. Upstairs is the master's retreat with a large walk in closet and a 3-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom. This home also comes with a side separate entrance perfect for a future rental suite. Close to all amenities and easy access to the Anthony Henday. \*\*\* Under construction and will be complete by March 2026 so the photos shown are from the same model that was recently built colors may vary \*\*\*\*

Built in 2025

### Essential Information

MLS® #	E4448782
Price	\$461,368
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,383
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	22923 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	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed July 18th, 2025

Days on Market 35

Zoning Zone 58

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Listing information last updated on August 22nd, 2025 at 6:32pm MDT